



NUMBER 94

Newsletter

NOVEMBER 1982

AUCTION BRINGS FUN AND \$\$\$



Phil Webber

Banners and balloons added to the festive party atmosphere of the first Floating Homes benefit auction. Many donated goods and services were sold to the highest bidder by auctioneer Jerry Toner. Many people got some great bargains, and the Association gained about \$3,200 for the legal fund. The generous donations of many individuals and businesses made this auction possible.

Ellen Hansen headed up the auction committee. Jann McFarland organized the food: a wonderful spread of hors d'oeuvres, donated by many people. Other key players were Mary Gey - decorations, Steve Hansen - the bar, Carol Smith - program

typist, and Rick Becker - flier design.

The main solicitors of donated items were Silvia Dier, Mary Gey, Roger and Nancy Johnson, Yvonne Jones, Ann LeVasseur, Jann McFarland, Barbara Nelson, Phil Webber. Helping with set up/clean up were Mike and Sherre Roberts, Brenda Dannenberg, Jenny Hansen, Kathy Lynch and Rod Widmeyer.

Helping to run the auction were Neil Hartman - recorder, Bob Schroeder - spotter, Lois Loontjens, Art Holder, Caryl Keasler - receipt runners, Connie Jump, Alice Vise - cashiers, and Chris Knight and Mark Haslett - item displayers.

COURT UPHOLDS "CPI FACTOR"

By Bill Keasler

The sections of Seattle's Equity Ordinance which regulate floating home moorage fees have recently been declared constitutional by the State Supreme Court.

The unanimous decision, dated October 14, 1982, specifically holds that the "*distinctions in the ordinance between privately and publicly owned land did not violate equal protection and that the moorage owners had not been denied property without due process*" by the provisions of the ordinance which limit the size of fee increase a moorage owner may demand before being subject to a fact finding hearing.

This limit usually depends on the increase in the local consumer price index multiplied by the percentage of land in the moorage which is privately held. The result is that the more public land in a moorage, the lower the threshold for a fact finding hearing. The ordinance places no limit on the size of increase which may ultimately be found "reasonable" by the hearing examiner once the threshold is passed.

The action resolves rental disputes going back to 1979 between some 65 home owners and their docklords. Over that time, Gordon Jeffery, owner of the moorage at 2035 Fairview Avenue East, and Mark Freeman, manager of three docks at 2017, 2019 and 2025 Fairview repeatedly attempted to raise their moorage fees above the CPI threshold. In every case their tenants filed for fact finding.

Both Jeffery and Freeman tried to block the hearings by filing petitions for a "writ of prohibition" in Superior Court. Their petitions were denied and the fact finding proceedings continued. Meanwhile, the moorage owners appealed the Superior Court decisions to the Supreme Court on the grounds that the ordinance violates their guarantees of equal protection and due process.

Because the issue before the Court was the constitutionality of a city ordinance giving a certain authority to the city's hearing examiner, Assistant City Attorney James Fearn argued the city's case in defense of the law before the Court. The tenants were joined as "intervenor" by the Floating Homes Association and were represented by Lawrence B. Ransom of Perkins, Coie, Stone Olsen and Williams. The Moorage owners were represented by the firm of Olwell, Boyle and Hattrup.

The decision, written by Justice Charles F. Stafford, asserts that ". . . when measuring the constitutionality of a legislative classification . . . we must decide: (1) whether the classification applies alike to all members within the designated class; (2) whether there is some basis in reality for reasonably distinguishing between those within and without the class; and (3) whether the challenged classification has any rational relationship to the purposes of the challenged statute."

"All three prongs of the test have been satisfied. First, all members within each designated class (i.e., the class of moorage owners who do not lease public land, and the class of moorage owners who do lease public land) are treated equally within their respective classes. As to the second prong . . . the record contains evidence indicating that moorage owners who lease public property have a much lower overhead than those who own the property outright. Thus, the need for rent increases by moorage owners who lease public property is not the same as the need of moorage operators who do not lease public land."

"Finally, the challenged classification is rationally related to the ordinance's stated purpose of preventing evictions through arbitrary action or unreasonable rent increases."

Regarding this last point, Association attorney Larry Ransom was moved to comment that he was, "pleased not only with the specific decision confirming the fee regulation provisions but also with the Court's broader language indicating that these provisions are a part of an overall structure which is basically designed to prevent evictions."

NOW WE'RE FREE

Lyrics by Sheri Lockwood
(Sing to tune of "Five Foot Two")

Now we're free!

Now we'll see

how refreshing life can be

Without a docklord on our back.

If things get blue

as they can do,

We can put out some balloons

Without a docklord on our back.

If you want to plant,

we won't say you can't.

We like plants, too.

You can build a floor,

put in a door,

Or put your houseboat on a tour.

Now we're free!

Now we'll see

how refreshing life can be

Without a docklord on our back.

(Good evenin' friends)



Association Mailbag

Houseboat Balladeers Wanted

To the Association:

I'd like help in locating songs for a "housing songbook", one which would be primarily useful as a resource for tenant organizing efforts around the country.

There are now over 200 songs in the collection from all over the country and from overseas, covering an incredible variety of issues and housing situations, but I have *no* houseboat songs. Now I'm sure the houseboat community in Seattle has had to confront new zoning and housing codes in its long history, and I'm sure that some of your members have dramatized these confrontations in song.

Contributions to this effort will be accepted in any form: letter, cassette tape, or singing telegram. I hope you can be of assistance in this project.

Dr. Charles Ipcar
Michigan Housing Coalition
731 W. Genessee Street
Lansing, MI 48915
Phone 517-485-0425

NEWSLETTER

Official publication of the Floating Homes Association. Address all communications to the office, 2329 Fairview Ave. E., Seattle, WA 98102. Phone 325-1132. STAFF: Jean Elmer, Connie Jump, Sheri Lockwood, Marilyn Perry, Catherine C. Thayer, Tom Susor, Phil Webber. Caryl Keasler, editor.



Lockwood

When houseboaters on the two docks at 2219-2235 Fairview formed a cooperative this summer, they had a rousing party complete with champagne, cannon and jug band. The band led the revelers in such songs as "Now We're Free" (see page 2) and others apropos to the occasion.

Security Is . . . Forming A Co-op

By Andrew Walkover and George Yeannakis

Forming cooperative moorages is essential to the future of houseboating in Seattle. Over time, more profitable uses of shorelines than renting to floating homes could emerge. Houseboat spaces can be relegated to other uses even under the Equity Ordinance. On another level, that of the spirit of the houseboat community, nothing is more enervating and destructive than lack of control over one's home.

At this time there exist a number of good spirited, community oriented moorage owners. There is no guarantee, however, that their heirs, who may not have lived on the water, will maintain the good feelings and practices that exist on some moorages today.

Buying your own moorage site and forming a cooperative also has its problems. Indeed, the task is fraught with difficulty and frustration. But the financial, emotional and political consequences of developing a houseboat community that controls its physical and economic reality far outweigh whatever difficulties might arise in the process of co-oping.

Co-oping floating homes raises a myriad of thorny issues. Whether one is concerned with purchase price, legal form, boat moorage availability, parking or management responsibilities, assuredly there will be strong differences of opinion among affected houseboaters. It is our sense that houseboaters by nature are neither meek nor overly mellow!

The very fact of dealing with tough issues, however, acts to engender the sense of community process and community spirit that ultimately is the bedrock of any cooperative. The greatest pleasure and most profound measure of co-oping is observing how a group of individuals can come together to seize control of a difficult and complex emotional, legal, and financial situation and reduce it to a human level of understanding and control.

Information now exists in relatively abundant form regarding

comparative houseboat site purchase prices, purchase techniques, financing considerations, legal ownership and management forms, and sources of expert legal and technical advice. The Floating Homes office, Andrew Walkover and George Yeannakis (2219-2235 Fairview) can provide an overview of key technical information and direction to lawyers, accountants and other resource people who can aid in co-oping a moorage.

What cannot be provided is the initiative and spirit required to carry such an audacious, democratic, and problematic feat to a successful conclusion. That spirit can only develop and be nurtured in the co-oping process.

It seems clear that lake prices may never go lower than they are now. Moreover, the Equity Ordinance is, for now, firmly in place. Venture capitalists like moorage owners need cash. It is a propitious time to consider taking the plunge toward cooperative ownership. The future of your home and the houseboat community depends on it.

GET YOUR HOUSEBOAT T-SHIRT

To order a houseboat T-shirt, call the Floating Homes Office, 325-1132, M-W-F, 10:30 - 12:30, or leave a message on the recorder.

Men (straight cut)	\$ 8.00
Women (French cut)	\$10.00
Children	\$ 6.00
Sizes Sm Med Lg X-Lg	

NEWSLETTER STAFF NEEDS REPORTERS

WANTED: NEWS WRITERS. Put your journalistic talents to work for your community. The Floating Homes Newsletter staff needs a couple more news writers who can research and write factual stories. With several writers, no one has too big a load. If you can donate your writing skills, call the Floating Homes office, 325-1132.

Houseboat Evicted for 2nd Story Remodel

Julia Forbes is being evicted because her dockowners required her to get their personal approval of her remodel plans, then refused to give that approval. The unlawful detainer action, which will be argued in Superior Court in December, states that since Ms. Forbes went ahead with her remodel project, she violated the written dock rule requiring prior approval, and is therefore subject to eviction.

Dockowners Lakeshore Moorings, Inc., who operate the Tenas Chuck moorage at 2331-2339 Fairview, fail to mention in their complaint that Ms. Forbes gave them blueprints of her project in good faith, but received no objections until after she had purchased building materials eight months later. This case brings up questions concerning dock rules and the use of the ultimate enforcement weapon: eviction.

Ms. Forbes paved the way for her project by showing her proposed remodel plans to other Tenas Chuck homeowners in May, 1981. By the end of that month, Lakeshore Moorings, Inc. had copies of the drawings. Beginning in July, Ms. Forbes went through a three-month process of getting her Master Use and Shoreline permits. During this time, LMI neither objected formally nor directly to Ms. Forbes.

After buying building materials in early March, 1982, Ms. Forbes received notice from LMI that she did not have their approval, and that she would be subject to eviction if she proceeded. LMI then refused to review Ms. Forbes' plans until she paid an \$85 moorage fee which is in dispute on the dock. The \$85 was paid, and LMI completed their review.

The dock "term and condition" regarding remodels states that

"building plans that affect the exterior shape of the house must be approved by management before the start of construction on the basis of the following criteria: (a) blocking of view, light and air, (b) infringement of privacy, and (c) objections of neighbors."

Lakeshore Moorings, Inc. denied permission to remodel because of the stress it could cause the dock due to additional windage, and the possibility of the houseboat grounding due to additional weight. Ms. Forbes tried to answer those objections with facts and figures provided by her architect, Laren Ambrose, and by George Johnston who provides flotation and dock maintenance services.

LMI also stated that they intended to uphold what they say is a long-standing dock policy of no second stories. They were concerned that the second story addition would block light, air and view at an already crowded moorage. Ms. Forbes, who had obtained her neighbor's approvals, did not think her remodel would have a negative impact on anyone else. After unsuccessful attempts to resolve these differences, Ms. Forbes began her remodel project. She received her eviction notice in June — one year after informing LMI of her building plans.

A trial was held in August at which Todd Warmington, one of the Lakeshore Mooring officers, attempted to represent the corporation. Since he is not an attorney, the judge would not allow this. When LMI appeared in court the next day with attorney Clinton Hattrup, the judge still dismissed the case "without prejudice" because the attorney had not been involved in preparing the case. The case will be re-heard in December. —C.K.



Julia Forbes recently added a partial second story to her houseboat at 2339 Fairview, against the wishes of dockowners Lakeshore Moorings, Inc. LMI is now evicting Ms. Forbes for breaking a dock rule which requires prior approval of exterior remodels. The completed exterior is shown here.



BARBARA NELSON

If A Woman Answers It's Barbara Nelson

by Sheri Lockwood

Barbara Nelson may appear small in stature, but she has the energy and enthusiasm to match five people twice her size. Barbara is the person who answers your phone messages at the Floating Homes Office, sends you your membership dues and notices, sells books, T-shirts and posters, and sends out association mailings and basically just puts energy into everything she feels strongly about.

Barbara is at the FHA office Monday, Wednesday and Friday from about 9:30 to 12:30 returning calls and answering questions left on the message recorder. She receives inquiries concerning houseboat insurance, flotation, stringers, moorage owner rights and duties and moorage renter rights and duties. She also fields queries from other houseboat communities in Portland, Vancouver and Victoria, B.C., and California and from writers doing articles on houseboats. She has been at this for over 1½ years and her cheery attitude never seems to fail.

The Nelsons, Barb and her husband, Elmer, have lived in their Westlake houseboat since 1960 and are charter members of the Association. They chose houseboat living because it seemed "a nice way to live" and have stayed because they "like the feeling of community spirit and the closeness of neighbors who become friends."

Contributions to our community don't end with her work at the Floating Homes office. She also helps distribute the newsletter, participates in the food preparation parties for the cruises, sells tickets, greets, directs traffic and sells T-shirts and posters for the Houseboat Tour, lobbies in Olympia, hosts Floating Homes Association area meetings and also finds time to help make the annual Hillbilly parties on her dock the fun time they are.

One of the purposes of this article is to give Barbara the recognition she deserves. But anyone who has worked on a Floating Home function has probably already run into Barb at some time and gotten caught up in her friendly, bubbly personality. She is a joy to be around and she's made herself indispensable. If you'd like a blast of cherry energy, volunteer to work on a Floating Homes event. Sooner or later you'll meet Barbara and you'll see what we mean.

-S.L.



MORE HOUSEBOAT INHABITANTS

By Connie Jump

FLEAS. "It's a great year for fleas, yessir." How many of you have heard this comment in the past months? An unnaturally mild winter has allowed the flea colonies to flourish and many of us are attempting to scratch ankles and waists without making the action obvious, while glaring at pets and distributing generous amounts of flea powder. My house, ever a refuge, seems to have a superb collection of fleas . . . I haven't seen the damn things, but I can see my cat scratching away and my ankles look like the last stages of chicken pox!

Fleas, I've learned, can live indoors or out, and are attracted to host bodies by movement as well as body heat . . . they hop onto a passing body and settle in for a stay. The female, who can lay eggs all year round in a hospitable environment, lays them after having a snack of fresh blood (that's what causes the redness and itching). Eggs are usually in the hair of host animal, or bedding, and hatch into larvae in two or more weeks. These larvae spin a tiny cocoon and within two weeks (or more . . . they can exist for months in this cocoon stage if the habitat doesn't seem hospitable), hatch into adult fleas. Adults live for incredibly long times without food, which is why you can return from a vacation to a bevy of fleas eager to snack.

A major focus of treatment for fleas is to make the environment less hospitable for the little pests. Vacuuming frequently (3 times a week during active infestations) will remove eggs and larvae from carpets, furniture and bedding. Since the larvae and eggs can survive in the vacuum cleaner bag, you should empty the bag after each vacuuming if you have a significant infestation. Brushing your pets, and dusting or spraying with a flea treatment recommended for that use will help. There are also sprays and powders for use in the house . . . as with all pesticides, it is critical to read the labels carefully. If all else fails, consider taking to the water and encouraging all flea-ridden pets to join you for a swim! Additional information is available on Tape #386 of Dial Extension, 344-7984, or write them at 312 Smith Tower, Seattle, WA 98104 and ask for publication **Fleas, EM 3810.**

13th Month Club Contributions

Many thanks to those who made contributions during the slow summer months — when everything slows down except the bills. The \$320 donation from the 2025 Fairview dock rummage sale gave a needed boost, along with 13th month memberships. A special welcome to new members of the 13th MONTH CLUB: John & Marty Gardner, Mr. & Mrs. James Smith, Phil & Sandy Swigard, Marie & Leonard Johnston, Susan Drum, Yvonne Jones, Lynn & Robert McPake, Alfa McClung, Betty Ann Morse, Alice Vise, Nancy & Roger Johnson, Beth Means & Ken Hartung.

OTHER CONTRIBUTIONS: Barbara Mackaness, Jim Tangey, Thomas Campbell, Jack & Eileen MacIntyre, Dixie & Bob Pintler, Julia Forbes & Ed Waddington, Robert Lilly, Blaine & Solweig Hammond, M.J. & S.W. Bushnell, Delbert & Muriel Eklund, Frank Chesley, Rachel Emery, Ray Woods.





Waterlog

by Sheri Lockwood

This has been a busy summer, what with the fine weather allowing dock sales, parties and lots of boating and windsurfing. But the Indian summer and it's deck lounging are giving way to other floating home pleasures such as listening to rain patter on the roof, off the decks, and into the lake. Ever feel like your inside a fountain? Being allowed this closeness to the patterns and sounds of water and rain somehow makes it not so gloomy . . . sometimes.

DOCK RUMMAGE SALES: \$320.00 was donated to FHA by 2025 Fairview as proceeds from their June Sale. **Houseboat Harbor's** (3110-26 Portage Bay Pl) Garage Bazaar sold \$320.00 worth of houseboat T-shirts and 2219-35 Fairview's sale was an excuse to socialize and do some spring cleaning at the same time.

DOCK PARTIES: 2025 Fairview and 2420 Westlake had an exchange program in effect when they invited each other to their annual dock parties. They wanted to cement friendships begun with work on the Annual Houseboat Tour. The 2025 13th Annual Bastille Day Luau boasted party T-shirts (for the fourth year) and the customary pit-roasted pig. 2420's Annual Hillbilly party in August revelled with hillbilly food and even had their own skydivers. One chutist was rumored to have taken the dive au naturel . . . but this column never sinks to reporting sensationalistic rumour. Both parties enjoyed the gladsome musicality of the "Double Jug Jugernot Washboard Band" from Gig Harbor. Debi Boyer and George Yeannakis' Annual Fishing Derby (and waterbasketball) party on 2219-35 Fairview was won by the landing of a 14½-inch trout. The water ballet always gives this party that added touch of class . . . 2219-35 Fairview also had a going away party for Bob and Marge Batchelder in July. Their caring and concern for the community and their neighbors will be sorely missed . . . 2035-37 Fairview had a going away party for neighbors Shirley and Joe Penn at Helen Mitchell's in early Sept. . . . On 2600 Fairview, Al and Doris Gillet had an open house and get acquainted party for the buyers of their home. Welcome to Del and Pat Underwood. A luncheon was also held for the "incoming" and "outgoing" ladies by the other women on the dock. What a nice idea! 2219-35 Fairview have again begun their monthly Sunday brunches. They've gotten to know each other pretty well in many meetings to discuss the purchase of their dock. The brunches, they hope, will be more social than business.

TRAVELING DOCKSTERS: Russ Daggett, (2031 Fairview) will be working in a Japanese Law firm for two years . . . Bob and Dixie Pintler (2812 Westlake) have recently returned from five weeks in Europe . . . Carol McInnis (2818 Boyer) will be joining her daughter Kathleen for five weeks in England and Wales. Congratulations are also due Kathleen. She just graduated from the U of W. . . . Elaine and Bob Schroeder (2910 Fuhrman) are working in Sitka, Alaska, now and are missed by their neighbors. RICE TIME: Neil Hartman and Gail Kelly of 2031 Fairview were married in mid-September (that long step from the dock to the deck would never be considered a threshold would it? . . . Nah! . . . Good thing! Best wishes Neil and Gail.

WELCOME ABOARD: We have three and a half months of new neighbors to get to know: On 2025 Fairview, Cathy Carter and Jean Lemman, and Jane and Linda Evanson; on 2219-35 Fairview, Jay Gelzer and Christie Buschmann; on 2600 Fairview, Del and Pat Underwood; on 2764-68—Welcome to Roger and Joyce, but I couldn't seem to get your last names (sheesh); at Houseboat Harbor (3110-3126 P B Pl) Huntley Holland and Roger Olson. OTHER EXTREMELY NEW HOUSEBOATERS: Gretchen Clark Ranney (2207 Fairview), born Sept. 7 to Dan and Sharon Ranney. She displaced 7 lb. 13 oz. of flotation, and Perin Pealt-Sullivan, 8 lb. 2 oz., was born aboard her houseboat home

The pig is ceremoniously lowered into the fire pit at the start of 2025 Fairview's Bastille Day Luau. →

to Ptarmigan Pealt and Steve Sullivan on June 21st. Everyone celebrated with a dive off the deck. These lucky babies have a Rock-A-Bye house. Congratulations, Moms and Dads.

OTHER NEWS: Casey Anderson of 2600 Fairview has rescued 3 ducks this summer that had been ensnared by plastic 6-pack holders. He wishes people would be careful. We're all gratified to know we have kids on our docks that care that much. Thanks Casey! . . . Floating home resident Willie Tompkins, (2812 Westlake), has opened a new business. It's called Burger Works; and it's open 6 days a week (not Sunday) from 11 to 7. It's close to the Gasworks Park at 34th and Wallingford . . . Phil Webber, 2426 Westlake, our intrepid newsletter (and P.I.) photographer hopes nobody minds if he visits their dock. Phil is taking pictures for a houseboat book he plans to put together . . . It's that time of year, and Joni's Chimney Sweep, 783-8159, will help houseboaters prevent those dangerous chimney fires. A special price of \$30 is being offered if there are five or more cleaning jobs on one dock. So get together and give her a call . . . Terry Pettus returned from California around the 1st of October. His eye infection has cleared, his new glasses will allow him to read normally and he came back just in time to enjoy our liquid sunshine . . . We're all glad Terry is OK! . . . Elmer Nelson, 2420 Westlake, is home from the hospital following surgery. We wish him a speedy recovery. Houseboat festivities to come include work on the Cruise and other holiday festivities such as Seattle's year-long Rain Festival. Til next issue—Keep on Sloshing!

Join the Lake Investment Fund

Make your money work double time, once for you and once for the floating homes community. Current return on investments is approximately 15%.

Call for information
324-1714 or 325-1132.

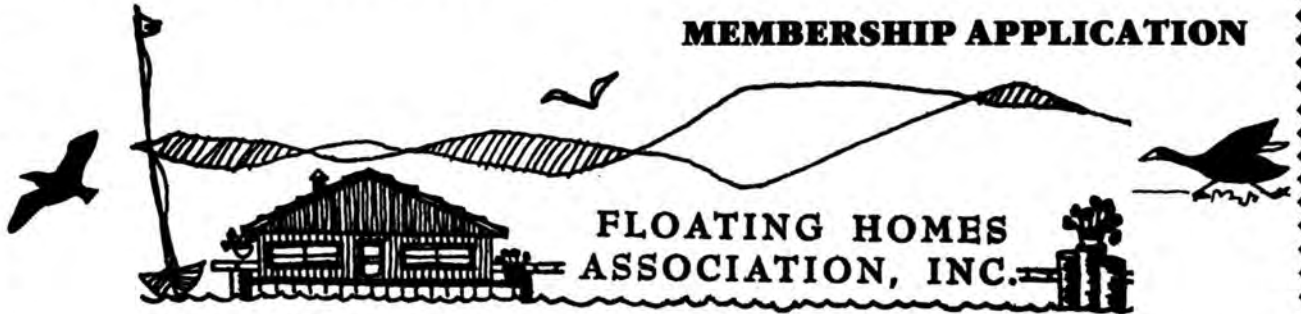


Tennis anyone? Salesmen soak up the rays at the 2219-35 Fairview dock rummage sale.



Phil Webber

MEMBERSHIP APPLICATION



2329 Fairview East

Seattle, Washington 98102

325-1132

- Make checks payable to the Floating Homes Association.
- Dues payment covers all adults in the household.
- If more than one membership card needed list names below
- Dues payments cover the 12 months from date of joining.

\$24.00 Regular Household Dues

\$16.00 Retired Household Dues

(New members will receive a complimentary copy of Howard Droker's illustrated history (\$4.95) "Seattle's Unsinkable Houseboats.")

Name _____ Address _____ Zip _____

Name(s) _____ Moorage No. _____ Phone _____

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

Floating Homes Association's
20th Annual
Christmas Cruise

aboard the Sightseer

Saturday, December 11th
7:00 PM

(Boarding at 6:30
- Fisherman's Terminal)

Enjoy the music of the
Great Excelsior Jazz Band

\$20.00 per person
- Dinner included

Beer, wine, liquor & soft
drinks can be
purchased at No-Host Bar

Members & guests only

(Only 150 tickets
will be sold.)



Reserve or order now

Clip and mail

For information or reservations call
(24 hour number) 325-1132.

I (we) want to be aboard the Sightseer for the holiday
cruise December 11. Send _____ tickets at \$20 each.

Name _____ Phone _____

Street _____

City _____ Zip _____

Make Checks Payable to:
Floating Homes Association 2329 Fairview, Seattle, WA 98102