



Foghorn News

October 2025

GREETINGS JBE COMMUNITY!

It seems like only yesterday that May brought us warm temperatures and sunshine to Jefferson Beach, but here it is already October! There's much to talk about in this year's Foghorn so let's get to it.

Here's what we're covering:

- 2025 Projects
- Community Events
- Thank-you to Volunteers
- 2025 Budget Recap
- Election Info and Ballot

2025 PROJECTS

Park Improvements

For the past three years the board has approved several projects aimed at making our park more useful to members and their families. In completing two big projects this year—the sport court and playground—the park now offers fun times for both kids and adults.

Thank you JBE members for your patience while these projects were underway, and a BIG thank you to the volunteers (see page 3) who helped make it happen.



NOTICE OF ANNUAL MEETING

Saturday Nov 15

11:00 am at the park
community center

Includes annual election

Maintenance Projects

Earlier this year a particularly wet and windy storm scattered and washed away rocks in the beach parking area, leaving a depression in front of the pier steps. This led to the realization that the rocks had not been replenished for many years and so the board decided to make the investment to do that.

With La Niña weather predicted for this winter, members who visit the beach are asked to contact the board about damage you see to the pier or to either side of the rock wall.

And a cautionary note: The board is aware of and concerned about the gap between the ground and the old boat ramp. Members and their guests should take care when accessing the beach from that side. The board plans to resume the effort to address the boat ramp; it is a complex issue as indicated by the feasibility study that was done in 2023.

Moving indoors, the interior of the community center was repainted and a small refrigerator was donated. All of the labor was provided by volunteers. Remember that the community center is available to members to use so long as your account is in good standing.

Regarding maintenance, in June the board approved to hire JBE member, Kyle Milliken, as the facilities manager. Kyle's responsibilities include groundskeeping and minor repairs to existing facilities.

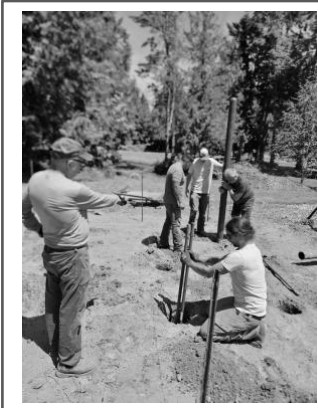
COMMUNITY EVENTS

Egg Hunt

Once again Cody Robles and Kathy Ellison organized a fun and festive egg hunt for JBE families. For the past three decades this annual event has been held rain or shine the weekend before Easter, and as always this year's hunt brought together many JBE families. Thanks to Karen Nordstrom for donning a bunny costume and entertaining the kids.

Park Celebration

Upon completing the sport court and playground projects, the board invited the community to the park to see the new features and thank the volunteers who helped make it happen. Each volunteer received a T-shirt with the JBE logo.



A special thank-you to John Heuerman, who donated countless hours and his professional construction skills to these projects. All told there were at least 25 volunteers who helped, but the playground project in particular would not have happened without John. We also thank his family for their patience and help through the summer.

Thanks also to Raquel Karstens for spotting the opportunity to inherit the playground from Gordon Elementary and for coordinating volunteers for several work parties.

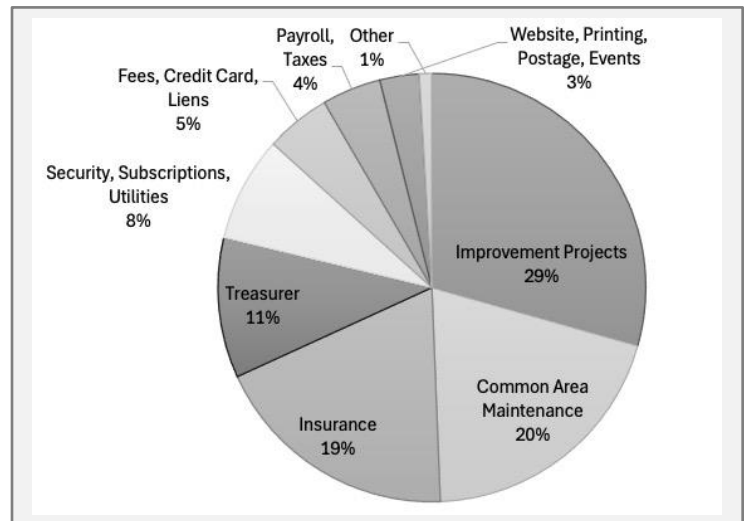
THANK YOU JBE VOLUNTEERS!

It's a big list this year! Thank you JBE volunteers for stepping up to support community events and projects.

- **Egg Hunt** – Cody Robles, Kathy Ellison, Heidi Spiess, Liann McCain, Wendy Higgins
- **Sport Court & Playground** – John Heuerman, Raquel & David Karstens, Brian Stevens, Dwight Talley, LiAnn McCain, Kim Drew, Dave Brown, Jason & Cody Robles, Jackson Mitchell, Amanda Dwyer, Everett & Connie Simila, Teresa Scott, Karen Bertram, Dave Parcel, Camlyn Anderson, Jess Komenda, Adam Pyrite, Alex Johnson, Doug Green, KoKo Peterson, Mark West, Ryan Buob, Richard Carrigan
- **Pier Repairs** – Mark West, Justin Acohido
- **Gate, Lock and Keys** – Chris McDaniel, Mark West, Justin Acohido, Steve Herrmann

BUDGET RECAP

Where did the money go? The pie chart shows the percentage of the overall budget used by the different categories. The percentages are estimates based on balances as of September 29. Funds used for improvement projects included unused funds from 2024 and additional funds the board approved to enable completion of the sport court and playground. The reasoning behind making this investment was that the park is an important community asset that has both direct and indirect benefits to members. Costs were limited to materials and contracted labor for concrete and grading. Volunteers finished the sport court and did nearly all the labor for the playground. Our new playground cost tens of thousands less than if we had purchased the equipment new or used. The board also approved funds for a few unanticipated maintenance items: rock for the beach parking area, major repair of the beach gate, and tree removal.



Who makes the budget and how? Members of the board and the treasurer meet in September to review the current year's budget and identify which costs are likely to change in the coming year. In today's economy costs are rising and for 2026 we will see higher costs for subscription services, utilities, insurance, materials and equipment needed for maintenance, and as-needed contractor services.

What is the source of JBE's income? The primary source of income is annual dues, and the budget is based on the total we expect to take in from dues. The YTD income from 2025 dues is about \$57,600 and the proposed 2026 budget is based on this amount. In 2025 the dues delinquency rate went down by a few points. Thank you JBE members for paying annual dues and helping keep JBE looking good and adding value to our community!

Will annual dues go up? Not for 2026. Come next September the board of directors will again examine JBE's operating costs and needs for possible major projects.

PROPOSED 2026 BUDGET

INCOME

Annual Dues & Late Fees	\$55,000.00
Lien Fees	\$500.00
Investment Earnings	\$2,000.00
Assessments	\$0.00
Donations	\$0.00
Land Sales	\$0.00
Total Income	\$57,500.00

EXPENSES

Bank Charges	\$100.00	Monthly charges, credit card fees, returned check fees.
Square Fees	\$1,000.00	Fees charged for the online payment service.
Lien & Collection Fees	\$1,000.00	Fees paid to file liens or to enlist a collection service.
Treasurer	\$9,000.00	Cost of contract treasurer.
Insurance	\$17,000.00	Cost of premiums for liability, pier, community center, D&O.
Professional Services	\$2,500.00	Cost for attorney and accounting services as needed.
Subscriptions	\$2,300.00	Internet for community center, SimpleFile application, PO box
Utilities	\$3,400.00	PSE, KPUD, Hemley's, voicemail line.
Website	\$1,000.00	Hosting, backups, plug-in updates, minor enhancements.
Security	\$1,200.00	Off-site file storage, lock repairs, keys, cloud services.
Common Area Maintenance	\$3,000.00	Materials/equipment for wear-and-tear repairs, signage.
Park & Beach Improvements	\$5,000.00	Upgrades to facilities, park and beach
Community Events	\$2,000.00	Support for volunteer-run events (e.g., Egg Hunt, picnic)
JBE Employees & Payroll Taxes	\$8,000.00	Payroll and taxes for JBE employees.
Postage & Printing	\$1,000.00	Cost of postage and printing/postage of the Foghorn.
Total Expenses	\$57,500.00	

ELECTION INFORMATION

To **cast your vote** bring your **completed ballot (Part 1 and Part 2)** to the **annual meeting** on **November 15, 2025** or return it or your proxy information **by US mail** to:

Jefferson Beach Estates
PO Box 88
Kingston, WA 98346

Your mailed ballot **must be received at the post office no later than November 12.**

You can also drop your ballot or proxy information in the **locked suggestion box** by the front door at the Community Center. Make sure it's there by 10:00 am on November 15. Ballots received after that may not be counted.

Required info must be filled in and ballot signed for your ballot to be counted. If you own multiple lots either complete a ballot for each lot with the "required" information on each one or enter the required address information for each of your lots all on one ballot. In order for your vote to be counted, your account must be at a \$0 balance.

Board Candidate Information

Candidate: David Karstens

My name is David. We moved into the JBE community 3 years ago and love the community. My wife and I have two daughters and you can spot us playing on the newly installed playground. I work remotely in tech and look forward to helping out. Thanks.

Candidate: John Heuerman

I've been a resident of Jefferson Beach for the past four years and am the owner of Duramen Builds, a local construction and remodeling company. Over the summer, I had the opportunity to volunteer on the new pickleball court and park project, which reinforced my commitment to giving back to this community.

As Jefferson Beach grows and welcomes more families, I want to help ensure our neighborhood continues to meet the needs of both longtime residents and new families. I believe in keeping the board active and engaged so our park, beach, and shared spaces are cared for and improved. I'm excited about the future of Jefferson Beach and would be honored to serve on the board to help guide our community forward.

OFFICIAL BALLOT – PART 1

JEFFERSON BEACH ESTATES COMMUNITY INC.

Please mark your ballot choices in ink

Candidates for Jefferson Beach Estates Community Inc. Board of Directors

There are two prequalified candidates for three open seats, so you may vote for both.

David Karstens

John Heuerman

2024 Budget Approval

YES I approve the proposed 2026 budget

OR

NO I reject the proposed 2026 budget

OFFICIAL BALLOT – PART 2 – JEFFERSON BEACH ESTATES COMMUNITY INC.

You must fill in the following **in ink**: Printed Name, Signature, and JBE Address or Lot#, Block #, Addition

Member Name Printed: _____

Member signature: _____ Date: _____

JBE Lot Street Address: _____

OR...

Lot # _____ Block # _____ Addition: _____

... OR ...

PROXY INFORMATION

Complete this section if you would like someone else to vote on your behalf.

I am an eligible member of Jefferson Beach Estates Community, Inc. a Washington State Non-Profit corporation and have constituted and appointed the following person:

(Printed Name of Appointee): _____

to be my true and lawful proxy to vote for me at the Annual Meeting of November 15, 2025 or at any and all adjournments thereof.

Member signature: _____ Date: _____

Printed name of Member: _____

JBE Lot Address: _____

or Lot # _____ Block # _____ Addition: _____

JEFFERSON BEACH ESTATES COMMUNITY, Inc.
PO Box 88
Kingston, WA 98346

BALLOT ENCLOSED