

Colin Maycock

From: Jeffrey Otis <jeffo@rockisland.com>
Sent: Friday, January 04, 2019 3:00 PM
To: Colin Maycock
Cc: David-Lila Dickhaus
Subject: Dock Correspondence to Wood Family Trust
Attachments: Dock Letter #1.pdf; Dock Letter #2.pdf; Wood Response.pdf; Wood Proposal.docx

Colin,

Dave Dickhaus made a couple of attempts to invite the Wood Family Trust property owners to participate in the proposed dock. They responded to the first letter declining to participate. They did not respond to the second letter. See attached.

Jeff

Begin forwarded message:

From: "David-Lila Dickhaus" <dickhaus@gci.net>
Subject: Dock Correspondence
Date: January 4, 2019 at 10:36:26 AM PST
To: "Jeff Otis" <jeffo@rockisland.com>

Jeff,

Attached is the following correspondence.

1. Original letter to all subdivision owners. (2 pages)
2. Wood response.
3. 2nd Wood Letter

Hope this all helps.

Dave

David N Dickhaus
11401 Discovery Heights Circle
Anchorage, Ak. 99515-2721
Westcott Shores, Lot 2A
Tax # 462341003000

August 25, 2017

Leonie Bradley Griswold TTEE
977 White Point Road
Friday Harbor, Wa. 98250-9184
Westcott Shores, Lot 1A
Tax # 462341001000

Warren R & Nancy J Appleton
PO Box 1532
Mercer Island, Wa. 98040-1532
Westcott Shores, Lot 1B
Tax # 462341009000

DJ Roy & Jennifer I Robinson
57 Wildwood Lane
Friday Harbor, Wa. 98250-8169
Westcott Shores, Lot 2B, 3A, 3B
Tax # 462341007000
Tax # 462341011000

Wood Family Trust
Harold R & Scarlett D Wood TTEES
207A No Cloverdale BL, #197
Cloverdale, Ca 95425-3318
Westcott Shores, Lot 4
Tax # 462341005000

To All,

My name is Dave Dickhaus. I, along with my two sisters and two nieces own a residence (59 Wildwood Lane) in Westcott Shores Subdivision. (Lot 2A)

The purpose of this letter is to propose to all of the Westcott Shores Subdivision owners that we jointly permit and construct a dock for our shared use.

A little history;

My father, Reg Dickhaus, along with two other partners, bought the property from Roche Harbor Lime and Cement Co. in 1969. In 1975 the property was subdivided into 4 lots (1,2,3 & 4) and in subsequent years, Lots 1,2 & 3 were again subdivided into Lots 1A, 1B, 2A, 2B, 3A & 3B. When Westcott Shores Subdivision was formed the plat included provisions for a single community dock, including easements allowing all property owners access to this "Community" dock location.

This past fall a dock was installed further out the bay off White Point Road. I decided to research this project and gather information on what type of effort and cost could be associated with a similar effort on our part. I also talked to a few (but not all) of the subdivision neighbors and they expressed their interest in pursuing the project, so now I am reaching out to all the owners to gather additional feedback and your interest in participating.

I'll briefly summarize and outline what I believe the process will entail.

1. Gather feedback and interest from all property owners, this will help determine who will be involved and what the scope of the project needs to be.
2. Hire a firm to head up the design and permitting of our project. I have met with Waterfront Construction in Seattle. This firm successfully permitted and built the dock off White Point Road. They have good experience and I believe are a good choice to handle the initial efforts of the project. We would not enter into a construction agreement with them at this point and if we are successful obtaining a permit we could then solicit multiple prices for the construction of the dock, including one from them
3. At some point we would need to enter into a joint use agreement between all of us defining how we will share in the cost, use and maintenance of the dock.

The permitting process can take time, the recent dock I mentioned took 18 months to permit. One of the initial steps is to have an eel grass survey completed in front of the property. This will help determine feasibility of permitting the dock and it's location. There is window for this survey and it will need to be accomplished in the next two months, I would like to get it done and not lose a year of the process.

Hopefully, you all will provide feedback and interest in the project in the near future, this will help determine how best to move forward.

I'll wrap up for now, other details can be figured out and provided in the future.

In closing, our property has been in our family for almost 50 years. My father spent the majority of his time this past 25 years residing on the Island. Upon his death in 2012 he left this property to us, his children to continue the use and enjoyment of the property. I believe a shared dock would be a great addition for all of us.

I look forward to hearing back from you, if you have any questions feel free to call.

Sincerely,
Dave Dickhaus

(907) 227-7422
dickhaus@gci.net

September 5th 2017

Wood Family Trust
Robert & Scarlett Wood
207A N Cloverdale Blvd, #197
Cloverdale, CA 95425

David N. Dickhaus
11401 Discovery Heights Circle
Anchorage, AK 99515-2721

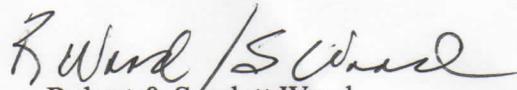
Re: Proposed Waterfront Dock
UR ltr dated August 25th 2017

Dear Mr. Dickhaus:

Thank-you for your letter detailing plans for a proposed dock benefiting residents of Westcott Shores Short Plat.

As current owners of Lot 4 pleased be advised we hereby decline to participate in this project, fund same or execute a "joint use agreement".

Very Truly Yours,


Robert & Scarlett Wood
Trustees

David N Dickhaus
11401 Discovery Heights Circle
Anchorage, Ak. 99515-2721
Westcott Shores, Lot 2A
Tax # 462341003000

November 19, 2017

Wood Family Trust
Harold R & Scarlett D Wood TTEES
207A No Cloverdale BL, #197
Cloverdale, Ca 95425-3318
Westcott Shores, Lot 4
Tax # 462341005000

Robert, Scarlett,

Hello, hope all is well and you had a Happy Thanksgiving weekend.

I thought it appropriate to keep you (as a subdivision property owner) informed of progress on our effort to permit and build a dock.

The Appleton (Lot 1B), Dickhaus (Lot 2A) and Robinson (Lot 2B, 3A & 3B) parties have agreed to participate. To date, we have had completed an eelgrass survey, done an upland survey and entered into an agreement with Waterfront Construction to design the dock. From these efforts we have determined that the best location for the proposed dock is to position the float in front of lot 2A with the pier tying into the uplands between Lot 1B & 2A. Access to the pier would be via an easement located between lots 1B and 2A that runs from MHWL up to Wildwood Lane along with a set of stairs located at the upland tie-in area from the beach up onto the pier.

Even though you have chosen not to participate we would still like to offer you (or a future owner of lot 4) use of the dock on a limited daily basis along with an option (if so desired) to buy dock space if we are successful permitting and constructing the project. This limited use and option would however require you to sign a Joint-Use Agreement that more specifically outlines this arrangement. This option would be yours solely to exercise and if you chose not to there would be no financial obligation or liability on your part.

If you have any interest in the above offer I think it best we have a phone conversation so I can explain in more detail how this could work for your Lot.. (4)

Hope to hear back from you.

Sincerely,
Dave Dickhaus

(907) 227-7422
dickhaus@gci.net