

# Innis Arden Bulletin

INNIS ARDEN CLUB, INC. P.O. BOX 77738 SEATTLE, WA 98177-0738 February, 2005

On the Web at: [www.innisarden.com](http://www.innisarden.com)

## Board Members

- Mike Jacobs- President
- David Fosmire- Vice President
- R.L. Smith- Treasurer
- Carol Solle- Activities
- Maggie Taber- Reserves
- Al Wagar- Buildings & Remodels
- Harley O'Neil- Clubhouse
- Brian Dodd- Grounds
- Mark Smith- Secretary



## Annual Meeting Minutes

Wednesday, January 19, 2005

The meeting was called to order by Michael Jacobs at 8:05 pm. A quorum was present per Judy Allen, Head Teller.

**Board Members Present:** Michael Jacobs, Al Wagar, RL Smith, Ewa Sledziewski, Maggie Taber, Carol Solle, Shelley Watson, Wendy Higgins

**Action:** RL Smith moved, Ewa Sledziewski second motion to accept minutes of 2004 meeting

**Candidate speeches** were made by Mark Smith, David Fosmire, Brian Dodd, Daryl Lewis and Harley O'Neil (in absentia).

Polls closed at 8:50 pm

**President** - Michael Jacobs spoke about the lawsuit by Hollinrake and Shea and invited the community to discuss the issue at the February board meeting.

**Treasurer** - RL Smith listed our account balances and noted that all but 16 shareholders paid their dues for 2004. RL asked for suggestions for ways to raise additional revenues and to cut expenses.

**Activities** - Shelley Watson thanked Pam Smit as outgoing President of the Activities Committee, and thanked all who participated in the year's events. Shelley cited the committee's accomplishments and events, including painting the interior of clubhouse, re-paving the

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## RUMMAGE SALE

Saturday & Sunday, March 12-13, 2005!

The 44<sup>th</sup> Annual (and possibly our final...) Innis Arden Rummage Sale

## We need Volunteers!

Find out how YOU can help make this year's Rummage Sale a Great Success,

**Turn the Page!**

*(Continued on page 3)*

**Agenda for the  
Board Meeting**

**7:00 PM, Tuesday, March 1st, 2005**

1. Approve minutes
2. Committee Reports
  - A. Treasurer
  - B. President/Vice President
  - C. Secretary
  - D. Building and Remodels
    - Marcu remodel- 1435 NW 188th
    - Ramsey patio addition- 18815 17th NW
    - Lawson bedroom addition-17727 17<sup>th</sup> Ave NW
  - E. Activities
  - F. Grounds
  - G. Clubhouse
  - H. Reserves
3. Board Agenda
  - Project proposal by Eagle Scout candidate, Maxwell Vincent, for Grouse Reserve restoration / drainage.
  - Consideration of an amendment to the 2002 Covenant Compliance Procedure to provide for the imposition of fines for shareholders who fail to comply with Board's decisions.
  - Consideration of the adoption of a bylaw amendment providing for fines for covenant violations.
  - Discussion of proposed bylaws changes from Nancy Rust.
3. Community Comments
4. Adjourn

**Deadline for March Bulletin  
March 15th  
Community Notices  
(no anonymous items)  
Mark Smith, 546-9353  
marksmith@seanet.com  
1414 NW 186th St.**



**Reminder for Remodels**

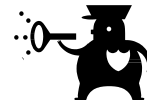
If you plan on changing or adding any structure on your property (deck, garden shed, patio, remodel/addition) contact the Building and Remodels chair **Al Wagar** at (206) 546-8251. This is your responsibility and obligation as a member of a covenanted community!

**Do you have any new neighbors?**

If so, please contact the Hospitality Committee so they can deliver a welcome packet. The hospitality committee is:

**Celia Hamman 542-8200  
Jan Holbrook 546-3524  
Jeri Jacobsen 542-7373  
Shelley Watson 542-4369**

**Block Watch Information**



**Please report criminal activity to police at 911 (emergency) or 296-3311 (non-emergency) as well as to your Block watch captain.**

Innis Arden I Block watch captain  
Cindy Rasch 542-1230

Innis Arden II Block watch captain  
Shelley Watson 542-4369

Innis Arden III Block watch captain  
Judy Allen 542-3219

If you don't know what Innis Arden subdivision you live in, refer to the address label of this Bulletin. In the upper left corner, subdivision, block and lot numbers are printed.

**Neighbor Passes**

Former long time Innis Arden resident Marjorie Wiggin died peacefully on January 21st. Ms. Wiggin's daughter, Ricki Vadset and husband Byron Vadset, and her grand daughter, Tracy Landboe and husband Knut Landboe are second and third generation Innis Arden residents.

Ms. Wiggin was an active community member and volunteer with the Activities Committee, Ski Bus and Rummage Sale. Ms. Wiggin's late husband, Rear Admiral Fred Wiggin, helped build the Innis Arden swimming pool.

We extend our sincere condolences to Ms. Wiggin's entire family.

# RUMMAGE SALE HELP NEEDED

(continued from page 1)

Profits stay right here in our community and benefit ALL of us as well as fund Activities sponsored events. Examples are: Paving the track & parking lot, painting the clubhouse, underwriting the Egg Scramble, Wine Tasting (coming April 22) May Day Garden Event, Salmon BBQ, Oktoberfest, Holiday Party and much more.

- We need picnic benches to use as shelving in all departments. Please label with your name and phone number underneath it to ensure safe return. Bring to clubhouse Sat March 5 or Sun March 6.
  - **FOOD, FOOD, FOOD FOR THE WORKERS.** If you do not have time to volunteer, please call Dianne McIntyre at 542-9638 to offer a tray of food for those who are working that week.
  - Sacks - We can use paper grocery sacks. Please deliver to clubhouse during open hours.
- Friday Luncheon organizer needed** contact Jane 546-0128 or [jn.lowell@verizon.net](mailto:jn.lowell@verizon.net) or Shelley 542-4369

## Our Sincere Thanks!

For information or to offer help in any way, please call Jane Lowell 546-0128 or [jn.lowell@veizon.net](mailto:jn.lowell@veizon.net) or Shelley Watson 542-4369 or come to the clubhouse during Rummage Week.

DATE	HELP NEEDED	TIME
March 5, Saturday	<b>SET UP CLUBHOUSE</b> Hang signs, move tables and chairs, Lay out shelving Move in, and set up departments Please bring a hand-truck if you have one	Noon - 3:00
March 6, Sunday	<b>TRANSFER ITEMS</b> Move items from pool house to clubhouse. Please bring a hand-truck if you have one WEEKEND VOLUNTEERS: For those unavailable during the week STUDENTS: Help where needed and earn Community Service Hours	Noon - 3:00
March 7-11 Monday - Friday	Lots of workers needed for everything - folding, labeling, measuring, organizing, pricing, sorting, testing equipment, etc. <b>Any time you have is appreciated. There's a job for everyone and everyone can have a job. No experience needed! All are welcome!</b>	9:00 - 5:00 We will stay until 8:00 for those interested. RSVP that day at clubhouse 542-5558
March 8, Tuesday	<b>TEAMWORK NEEDED</b> 8-10 able-bodied people to help assemble the tent for outdoor items. Please call Kit Hart 546-0871 or Shelley Watson	1:00 - 2:00
March 8, Tuesday	<b>FINAL MOVE OF LARGE ITEMS</b> Remainder of items moved from pool house to tent area	2:00 - 4:00
March 7-10, Monday - Thursday	<b>RUMMAGE COLLECTION</b> Last day we can accept your donations and still be ready for Saturday Please bring items to the front door of the clubhouse	9:00 - 5:00
March 11, Friday	Regular workday. Our last day to pull it all together! 11:30 luncheon and auction for those who have volunteered their 8 hrs	
March 12, Saturday	<b>THE SALE</b> The frantic time is 9:00-11:00. Any volunteers are needed inside/outside, front & back, and security Cashiers, clerks & security are needed at 8:30	9:00 - 4:00
March 13, Sunday	<b>THE 1/2 PRICE SALE</b> - cashiers, clerks, etc \$4.00 bag sale at 2:00	Noon - 4:00
March 13, Sunday	Take down, box for charity & clean up - Fresh volunteers are <i>really</i> needed now!	4:00 - 6:30
March 11, Monday	Remaining rummage to local charities is picked up	

## INNIS ARDEN BOARD

### MEETING MINUTES

February 8th, 2005

Board Members Present: Michael Jacobs, Carol Solle, Harley O'Neil, Al Wagar, Maggie Taber, Brian Dodd, David Fosmire, R.L Smith and Mark Smith.

#### Meeting Start and Minutes

##### Approval

Meeting Called to order by Mike Jacobs and the January Board meeting minutes were approved unanimously, 9-0.

#### Peter Eglick- Club Attorney and Summary of Hollinrake/Shea Lawsuit Against the Board

Michael Jacobs introduced Peter Eglick, the Innis Arden Club Attorney who attended the meeting to answer questions from the community about the Hollinrake/Shea lawsuit.

Mike explained that the Hollinrake/Shea lawsuit seeks to force the board to enforce the covenants with fines. Further, Hollinrake/Shea assert that the board failed to enforce its decisions in the Hollinrake/Shea petition against the Tollett trust. In addition, Hollinrake/Shea seek to recover his attorney's fees.

The Tollett Trust did not comply with respect to the Board's decision in the Hollinrake/Tollett Trust covenant compliance matter, and Smyth, Reischling and Hagman did not comply with respect to the Board decision in the Shea/Smyth/Reischling/Hagman matter.

Hollinrake/Shea then filed suit with a writ of mandamus to force the Board to enforce the covenants by assessing fines.

The Board had previously met in

executive session to discuss the lawsuit but wanted to hear community input since there a number of options.

A settlement proposal was offered by Hollinrake/Shea with 10 points. These points include a judgment that the view covenants are enforceable, that the Club has a duty to enforce the view covenants, an amendment to the 2002 compliance procedure to include fines and include liens, and specific action to take action against the Tollett Trust. Section 1 of the covenants and the Homeowners association act (RCW 64.38) were referenced as basis for the enforcement responsibility.

Mike Jacobs mentioned there are a number of options the Club could take, including: respond to the lawsuit in court, or just stipulate to the facts. Mr. Jacobs said that any course of action would be expensive.

Mr. Jacobs discussed that the Club also received a letter from the petitioner's attorney saying if action was not taken by February 15th, then Hollinrake/Shea will file suit against the Club and each board member.

#### Cottingham

##### 'Motion to Intervene'

Mr. Jacobs also reviewed a 'Motion to intervene' filed by Wayne Cottingham. Mr. Eglick explained that Cottingham filed a class action motion that asks for intervener's status on behalf of all.

#### Discussion

There was a great deal of community discussion about the Hollinrake/Shea lawsuit, Cottingham motion, and options that the community might take to respond. Mr. Eglick provided comments and

answers to some of the questions. Most wanted the Board to try to settle the lawsuit and enforce the covenants with fines. Some wanted the Board to challenge the lawsuit to let the court decide if the Club has the right to enforce the covenants.

#### Committee Reports

**Treasurer-** RL Smith reported that of 538 shareholders, all but 12 paid for 2004. In the 2004 there were 8 liens. 13 liens were removed after payment was made. Dues statements will be sent out in February. Six bank accounts have now been reduced to four. RL Smith says we have \$33,000 in the reserve account and that approximately \$10,000 will be taken out to cover ongoing expenses.

**Vice President-** Judy Allen and David Fosmire went to the Neighborhood Council Meeting. Item 7 passes new codes for stronger enforcement- for example, tarps, graffiti. The City is aware of the situation and is creating new codes to create greater enforcement. Dave Fosmire will publish information for allowing for greater input. The Council meets on first Wednesday of each month in the Spartan Room at Shoreline Center.

**Secretary-** Mark Smith requested for notices for the bulletin including volunteer postings.

**Buildings and remodels-** No plans were submitted.

**Activities-** A newcomer's wine and cheese tasting was hosted by Activities on January 28th. There were 45 people in attendance. Attendees were delighted to be living in Innis Arden.

Rummage collection has been av-

*(Continued on page 5)*

(Board Meeting Minutes Continued from page 4)

erage this year, with perhaps fewer books and toys. February 14th will be the last day for collection. The time is 10:00am-noon. The Rummage Sale will be held on March 12th and 13th.

A big thank you is extended to Henry and Eve Weber for their generous donation including 4 truck loads of treasures. The Webers have sold the house that they built in 1951.

Brian Branagan has proposed that the Innis Arden Community hold a monthly series of facilitated meetings called Conversation Cafés during 2005 that would allow Innis Arden residents an opportunity to share their views and to hear the views of others in a safe and structure environment.

By December 2005, these community conversations will be rolled up into a statement about what we value as a community and how we can organize ourselves to take care of what we value. Read the Bulletin for further details. These meetings will be starting in March.

About three years ago, the Activities committee bought the tables and chairs for the clubhouse. Originally, there were 225 chairs,

but now there are only 200. They have either been broken or lost by renters of the Clubhouse. Jane Lowell called the manufacturer of these chairs and found out that their capacity is 250 pounds and they will no longer be manufactured. Activities has suggested posting a warning that the capacity of our chairs is 250 pounds, and that people who weigh more than 250 pounds should bring their own chair.

Activities has also suggested that after each party, an inventory of our chairs is taken before a damage deposit is returned. This may require more of the Clubhouse Manager's time, and she may need more compensation for this. Hopefully Harley O'Neil and Susan Lundli can work this out.

Events currently being discussed are the wine taste, the Spring luncheon and plant sale, and a croquet tournament.

The next Activities meeting will be on 7:00pm, March 7th, at Roger Lowell's house.

**Grounds-** Mr. Dodd reported that the retaining wall (on 15th NW, at the periphery of the Club playfield) was failing and discussed plans for a new retaining wall and said that a survey had been com-

pleted and that now a design is needed. Mr. Dodd estimated \$3,000-\$5,000 to get a design. Several community members offered their assistance with this endeavor.

**Clubhouse-** Harley suggested that we get the word out for clubhouse rentals for birthdays, bar mitzvahs, or a daycare and is looking for ideas about how to bring money into the community.

Several community members gave their input and ideas to help with this effort.

**Reserves-** Ms. Taber thanked the community for responding to her request for black one gallon pots. She can still use more.

Ms. Taber will schedule work party dates for the reserves and mentioned March 26th as a likely date.

**Community Comments:**

At least three members of the community spoke during the allocated community comments period.

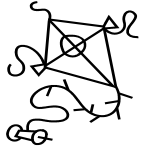
**Meeting Adjournment 9:40pm.**

Respectfully submitted,  
Mark Smith, Secretary

**Consideration of Covenant Enforcement and Fines at March 1st Board Meeting**

Michael Jacobs, President

The Board will be considering an amendment to the 2002 Covenant Compliance Procedure to provide for the imposition of fines for shareholders who fail to comply with Board's decisions. The Board will also be considering the adoption of a Bylaw amendment providing for fines for covenant violations. These issues will be discussed at the March Board meeting.

	<b>March Weather Almanac</b> (from NOAA, National Climatic Data Center for SeaTac Airport)					
	Avg High	Avg Low	Warmest Ever	Coldest Ever	Avg Snowfall	Avg Precipitation
	53.2°	39.1°	75° (1987)	11° (1955)	0.6"	3.75"

## Let's Talk Innis Arden Conversation Cafés

Brian Branagan

When I moved into Innis Arden from Ballard in July 2003, I was excited to be part of a beautiful neighborhood that had been established for over 50 years. I had been the neighborhood Block Captain and playing a small part in building a sense of community as I created and distributed the Block Watch map for our block. Over time, we all got to know each other better and we all looked forward to getting together for the annual Neighborhood Night Out each August.

I looked forward to being part of the Innis Arden community that had a long history of civic engagement. My initial enthusiasm was dampened, however, when I attended my first community board meeting. I was surprised by the level of divisiveness that existed in the community. I was still glad I moved into Innis Arden but I wondered "what would it take to move beyond this?"

The kind of divisiveness that I see at Board Meetings is mirrored throughout our contemporary society. People seem to have polarized into hardened "either/or" positions. There is little room for common ground or a chance to talk about shared issues that will most certainly affect our future.

I believe that it is vital to our

future as a neighborhood that we find a way beyond this divisiveness so we can create a future vision for our neighborhood. My sense of urgency was increased after reading the February issue of the Innis Arden Bulletin. There are increasing pressures that threaten the way of life that I sought out when I moved into Innis Arden that didn't exist 50 years ago: city ordinances, state growth management acts, members suing each other which could force the sale of commonly-held property.

I read about an effort started here in Seattle called "Let's Talk America" that using a neighborly forum called "Conversation Café" to create opportunities for people to speak and to listen about different viewpoints on a topic. The idea caught on nationally as a means to reduce polarization around community issues. (For more information about the organization check out [www.letstalkamerica.org](http://www.letstalkamerica.org))

Their motto is "What if...what unites us is more than we realize and what divides us is less than we fear?" What if the same could be said of Innis Arden? What if the things we share—our common areas and interests and hopes for the future—are greater than our differences we seemingly divide us?

The Innis Arden Activities Committee accepted my proposal that I facilitate a year-long "Let's Talk Innis Arden" series of monthly Conversation Cafés to be held on

the last Saturday morning and the last Monday evening of the month through December 2005. This would allow people an opportunity to attend one that suits their schedule.

There will be a focus topic for each month published in the Innis Arden Bulletin that would give residents an opportunity to think about before attending. The topic for the first set of Conversation Cafés will be "What I value about living in Innis Arden is..."

As an orientation to how Conversation Cafés work, I will train Innis Arden residents in two separate groups. The March training will be for residents who have been in the neighborhood for less than 10 years. The April meeting will be for residents will be for those who have been in Innis Arden greater than 10 years. Both groups will use the same Conversation topic about what they value about living in Innis Arden. After the initial training, people are invited to attend whatever meeting is convenient to them.

If you would like to participate in Let's Talk Innis Arden, feel free to call me at 206-546-6773 or e-mail me at [brian\\_branagan@msn.com](mailto:brian_branagan@msn.com)

Let's Talk Innis Arden Conversation Café Training:

**Mondays 7 - 9pm:** 3/28, 4/25

**Saturdays 9 - 11am:** 3/26, 4/30

Have Fun and Help make this year's  
**ANNUAL RUMMAGE SALE a**

**HUGE SUCCESS!!!**

See Page 3 for  
Details

(Continued from page 1)

playfield track, holding the Salmon BBQ, and hosting the holiday party.

**Clubhouse** - Al Wagar thanked Susan Lundli. Al commented that it is overdue for exterior painting, wiring is old and needs work.

**Reserves** - Maggie Taber commented that bulk of budget spent defending hazardous tree removal. Some projects for view restoration in process: Bear Reserve, Running Water, Blue Herron. These projects are paid for by individuals, not club.

**Grounds** - Ewa Sledziewski noted that the grounds are in poor shape. Ewa saved funds with reduced watering and mowing. Thanks to Marc Weinberg for manually operating the sprinkler system last summer. Funds for a topographic survey were secured with approximately \$3500 needed for design.

Ewa suggested that the club invest in a laptop and wall screen. She would like board member's picture and phone number in the bulletin and a President's comment in each bulletin.

**Buildings and Remodels:** Wendy noted 17 remodels approved in 2004. She anticipates more in 2005.

Meeting adjourned at 9:50 pm.

**Vote counts:** Brian Dodd = 375, David Fosmire = 399, Darryl Lewis = 234, Harley O'Neil = 287, Mark Smith = 365

Activities Chair Ratification : 254-yes/159-no

Amendments Adoption: 360 required, 296-yes/112-no

2005 Budget Ratification: 205-yes/212-no

## New Residents Welcomed

Residents who moved to Innis Arden in 2004 were welcomed at a wine and cheese party last month. The hospitality committee would like to thank all who attended this event. Also, **many thanks** to Sylvia Moren, Jeri Jacobsen, Kathy Malarky, Dave Fosmire, Shelly Watson, Jan Holbrook, and Tracy Landboe for their help in organizing this evening.

## Gardening and Cleanup

### Work Parties Planned

Maggie Taber

When?- Sat, Feb 26 and Sun, Feb 27, Sat Mar 5, Sat Mar 26

Areas we will work on include: Bear Reserve, the top and bottom of Running Water, the top of Blue Herron off Springdale, the front/North entrance and around the tennis courts & clubhouse. My hope is to do some brush clearing, removal of invasives and replanting. For the front entrance, we need weeding, pruning and MULCH. Also I believe there is a dead tree at the front entrance. Other suggestions are welcome. Call Maggie Taber (542-7339) for more information.

## City of Shoreline Seeks Comments

Dave Fosmire

The City of Shoreline would like to hear from residents about issues and ideas related to Code Enforcement for abandoned houses, junk vehicles, and street maintenance for pedestrian passage. Please send written comments to: City of Shoreline 17544 Midvale Ave. N Shoreline, WA 98133 Attn. Rachael Markle or e-mail [rmarkle@ci.shoreline.wa.us](mailto:rmarkle@ci.shoreline.wa.us) or call Rachael Markle @ 546-6778; Tim Stewart@ 546-3227; or Kristie Anderson @ 546-0783

The City is also seeking comments from residents about the proposed revisions to the City's Critical Areas Ordinances. A copy of the draft CAO amendments is available by contacting the City. Please send written comments to the City attn Matt Torpey or email [mtorpey@ci.shoreline.wa.us](mailto:mtorpey@ci.shoreline.wa.us) or call Matt Torpey at 546-3826.

All Innis Arden residents are strongly encouraged to attend or send written comments to the Planning Commission hearing on the proposed amendments on March 17 in the Board Room of the Shoreline Center. These proposed amendments will preclude any further **View Restoration** in Innis Arden. These amendments will essentially turn all of Innis Arden into a critical area or a critical area buffer subject to City code enforcement. As the community has seen with last year's \$16,500 fine against the Board, the City is eager to enforce its codes with monetary fines for any code violation it perceives whether justified or not. Other members of our community have similarly been fined after anonymous complaints were lodged with the City. Please do not let the City enlarge its code enforcement powers by expanding what it considers Critical Areas beyond what a reasonable person would consider proper City authority or you too could be subject to an anonymous complaint for your yard work.

**INNIS ARDEN CLUB**  
P.O. Box 77738  
Seattle, WA 98177-0738



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**MORE COMMUNITY ACTIVITIES!**

**ANNUAL RUMMAGE SALE**

Saturday and Sunday, March 12th and 13th  
See details on page 3 for details and how you can help make this year a huge success!

Hop in for a great time at the  
**ANNUAL EASTER EGG SCRAMBLE**



Sponsored by the Activities Committee  
Saturday MARCH 26, 1-2 pm  
Ages 10 and under  
Innis Arden Playground

For questions contact Patty Austin at 546-7766 or  
Ingrid Gerbino at 533-6144

**GARDENING AND CLEANUP VOLUNTEERS**

See the event calendar and page 7 for details and how you can help!

**CONVERSATION CAFÉS**

With Brian Branagan- See page 6 for details and schedule on this opportunity for neighborhood dialog.

*We're on the Web!*  
[www.innisarden.com](http://www.innisarden.com)

**March Board Meeting**  
advanced to Tuesday, March 1st  
7:00 pm at the Clubhouse

CALENDAR EVENTS AND VOLUNTEERING	
<b>February</b>	
26, Sat	<b>Gardening and Cleanup-</b> Entrances and Reserves Work. Call Maggie Taber (546-542-7339) (see bulletin for info)
27, Sun	
<b>March</b>	
1 Tue, 7pm	Monthly Board Meeting, IA Clubhouse
5, Sat	<b>Gardening and Cleanup-</b> Entrances and Reserves Work. Call Maggie Taber (546-542-7339) (see bulletin for info)
7, Mon 7pm	<b>Activities Committee Meeting</b> Roger Lowell -host 546-0128
12 Sat, 13 Sun	<b>Annual Rummage Sale</b> at the Clubhouse
26, Sat 1-2pm	<b>Annual Easter Egg Scramble-</b> IA Playground, 10 & under. Patty Austin (546-7766). Ingrid Gerbino (533-6144)
26, Sat	<b>Gardening and Cleanup-</b> Entrances and Reserves Work. Call Maggie Taber (546-542-7339) (see bulletin for info)
26 Sat, 28 Mon	<b>Conversation Café</b> - Brian Branagan (206-546-6773 )
<b>April</b>	
22, Fri	<b>Wine Tasting-</b> 40 WINES! 8 VENDORS! DELICIOUS FOOD! Jeri Jacobsen (542-7373), Jan Holbrook at (546-3524)
25 Sat, 30 Mon	<b>Conversation Café</b> - Brian Branagan (206-546-6773 )
<b>May</b>	
1, Sun	<b>Spring Buffet Lunch and Plant Sale</b> (SAVE THE DATE)

**Bulletin Board**

**Black Plastic Garden Pots Wanted**  
Maggie Taber is collecting black plastic garden pots this for plants she is growing for reserves replanting. (206) 542-7339

Post your items here-  
marksmith@seanet.com