

# Save the Deer Harbor Post Office FAQ

June 4, 2009

## **Why buy the Deer Harbor Post Office?**

Stories about the likely closure of the Deer Harbor Post Office began late 2008. A few community members organized as the "Save the Deer Harbor Post Office" group, and quickly raised a modest fund locally to help preserve the US Post Office. All costs incurred thus far have been paid for by early donations to this group.

Since late last year, the group has met frequently and pursued various options. Today, the proposed purchase of the Post Office property along with a new US Postal Service lease, have become the only apparent option available to keep the Deer Harbor Post Office open.

## **Who is trying to buy the Post Office property?**

The Deer Harbor Community Club, the caretaker organization for the historic Deer Harbor Community Club building and organizer of the priceless potluck dinners and entertainment during the slower months of the year. The building is also used for weddings, private and a variety of community, county and state government meetings, and more. It has backup power, a great kitchen and is available to be used during emergencies as needed.

The Community Club Board has voted to permit this fundraising effort.

## **What is the purchase price?**

\$250,000.00 plus customary closing costs.  
Closing by July 8, 2009.

## **How will the Community Club pay for it?**

With a combination of donations and loans from the community. Lease income from the US Postal Service will cover loan payments, taxes, insurance and maintenance obligations. The Community Club does not expect to ask the community for additional donations to pay for any Post Office obligations.

## **Are donations tax deductible?**

Yes, to the extent provided by law. The Deer Harbor Community Club is a 501 (c) (3) non-profit, federal ID #91-6049238.

## **What is the financial condition of the Deer Harbor Community Club?**

The Community Club owns the historic community building including the surrounding nearly one acre of land. It has no liabilities and about \$8,000.00 in cash, including reserves. It has been suggested our reserves should be increased somewhat due to the additional responsibility the Community Club is about to take on. As a matter of practice, the Community Club does not authorize expenses without funds on-hand.

## **How much has the Community Club spent thus far on this purchase?**

Nothing.

## **If the purchase and lease does not go through, has the Community Club incurred any obligations?**

No. Except, return off all donations received for the Post Office purchase.

# Save the Deer Harbor Post Office FAQ

## **What are the terms of the new lease with the US Postal Service?**

The new lease will be for 10 years, beginning February 2010 when the current lease expires. The lease is in the amount of \$18,000.00 per year, plus utilities. The USPS is responsible for cleaning, interior maintenance, and snow removal. The Community Club will be responsible for painting the interior every 5 years, and for exterior and grounds maintenance.

## **Parking**

Final parking agreement is yet to be resolved, but it is an integral part of the purchase. We expect the presently reserved parking areas for the Post Office will remain unchanged. That area is actually owned by Bellport Deer Harbor Marina.

## **Water and septic**

To be provided by Wyndham Worldwide.

## **What will the Community Club eventually do with any excess funds?**

First, pay off the expected loan as fast as possible. Presently, the Community Club charter is to preserve the Community Club building for the use and benefit of the community. That will be revised to include the Post Office building. The use of any excess funds that may materialize in the future is not determined at this time. Use of funds is also limited by our charitable non-profit status. Future boards of directors of the Community Club will eventually decide how such funds will be spent. We cannot make promises about what

future boards of directors may chose to do, but it is reasonable to expect any such funds will be used for the benefit of the Deer Harbor community at large.

## **Who is reviewing all the documents?**

An attorney has reviewed the lease as well as the building purchase and sale agreement. Several competent and experienced members of the community have and are reviewing documents. Others are gathering relevant information and providing assistance in various ways. We have 10 hours of very high-caliber legal assistance donated towards this effort, presently untapped.

## **Who decides if the Community Club proceeds with the purchase?**

The Board of Directors of the Community Club will soon take a vote about proceeding with the Post Office purchase if enough funds have been raised. They are ultimately responsible for making a wise choice for the Community Club and the Deer Harbor community at large in this particular situation.

## **How can you help?**

Please send your donation to:

Deer Harbor Community Club  
P.O. Box 57  
Deer Harbor, WA 98243

Please note: this FAQ is updated frequently as new questions arise. It is not reviewed or approved by the DHCC Board of Directors, but believed to be accurate.