



PRESIDENT'S MESSAGE.....

by Bruce Schmitz

LMC Board of Trustees

Bruce Schmitz, President
John VanZonneveld, Vice President
Ian Feltham, Treasurer
Art Moyer, Secretary
Jerry Nelson, Trustee
Terry O'Brien, Trustee
Michael Platt, Trustee
Amy Recht, Trustee
Sonny Sanzaro, Trustee

LMC Committee Chairs

Standing Committees

Architectural Control:
Veronica Cross
Covenants and Regulations:
Catherine Garrison
Finance: Bruce Pyles
Greenbelt: Ron Garton
Operations: Teddy Clark

LOG Editorial Staff

Sally Orsborn, Catherine Garrison,
Bruce Schmitz, Penny Sanzaro,
and Dick Smith

Contributors to the LOG

LMC Trustees, Committees,
North Bay Area Associations
and Groups

The Beach Club

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Beach Club Staff

Dick Smith, Manager
Kim Monroe, Office Supervisor
Phil Eng, Maintenance Supervisor

We had a capacity turn-out at the LMC annual meeting at the Beach Club last month. Members listened to committee reports and heard the results of elections to the LMC Board of Trustees. Jerry Nelson was elected to a one-year term and Michael Platt to a three-year term, both men representing the condominium associations. Sonny Sanzaro and Amy Recht were elected to serve three-year terms representing the lot owners. Several changes to our governing documents were approved by a vote of the membership. (See the article on page 2).

In a brief board meeting held immediately following the annual meeting the trustees voted to retain the officers elected last year. Thus, I remain the president, John Van Zonneveld, vice-president, Art Moyer, secretary and Ian Feltham continues as the treasurer. Completing their service on the board were Carl Jespersen, Bill Anderson, and Sally Orsborn. I want to thank them each for their contributions to LMC. Carl completed two years on the board and has helped with numerous projects around the club. Bill served for six years on the board including one year as president. Sally, completing a one-year term, worked to develop a comprehensive communications approach to better serve the board, committees and LMC members.

I also want to thank the LMC committees that served so well in the past year, especially Ron Garton, Veronica Cross, Bruce Pyles, Catherine Garrison, Tim Bangle and Sally Orsborn who chaired the Greenbelt, ACC, Finance, Covenants and Regulations, Operations and Communications committees, respectively. All committee chairs have agreed to continue except for Operations. Teddy Clark agreed to take that post for the coming year. All chairs and committee members put in extensive hours of volunteer time to keep our club functioning properly.

At the annual meeting I announced that our manager Dick Smith had resigned to move to Utah to be near his children and to provide a better environment for the health of his wife. I encourage all LMC members to attend the **June 24** Cocktail Supper and thank Dick for a job well done. (See related articles on page 4). We are fortunate to be able to hire Brian Belmont as the new General Manager of LMC. Brian will start work on June 13. Brian comes to us after 20 years of employment at Kala Point, initially serving in the maintenance department, and for the last 10 years as the General Manager of the Kala Point homeowner association. I encourage you to come down to meet Brian and welcome him to the LMC.

LMC finished the last fiscal year in good financial condition. Our income exceeded expenses by over \$42,000 so we were able to add those additional monies to the reserve fund. However, this fiscal year we foresee several large expenses at the Beach Club. Some structural supports with dry rot are being replaced, a leaking water tank with asbestos insulation has been removed (see the article on page 3) and we anticipate further maintenance work.

Our work on a possible remodel of the Beach Club continues. Survey response was positive and we are proceeding with our plans to form focus groups to help prioritize remodel plans for each area of the Beach Club. The focus groups will meet on **June 15**. (See article on page 3).

The outdoor swimming pool opened on Memorial Day weekend with summer weather for the opening. We give a special thanks to the crew that worked hard during the month of May to get the pool area cleaned up and maintenance work done. Acquaint yourselves with pool rules. See the list on page 2, then acquaint yourselves with the new pool policy when it is approved by the trustees. We all gain when policy is set and rules are followed. Have a great summer!

FYI

As LMC members, we all own the Beach Club. We request your assistance in ensuring that all members, your families and your invited guests observe the posted rules. Let's all show common courtesy and respect to others so that all may enjoy our great swimming facilities.

The outdoor swimming pool is now open and school will soon be out, so it is a good time to review our rules for the use of the Beach Club swimming pools.

The Operations Committee is in the process of updating the rules for pool use and will present their recommendations to the Board of Trustees at the monthly meeting on June 11. The updated rules will then be posted adjacent to the pools. Meanwhile, here are the basic rules necessary for all LMC members and their guests to observe.

POOL RULES

- All users must sign in at the hostess desk prior to entering the swimming pools area and sign out as you leave the club.
- Children under 16 years of age must be accompanied by at least one adult member.
- Running, pushing, wrestling and dunking or causing undue disturbance in any area of the swimming pools is not permitted.
- Diving into any area of the swimming pools is not permitted.
- Toys, equipment and balls that may

disrupt other patrons are subject to the approval of the LMC Management.

- Failure to obey a member of the LMC staff is cause for removal from the pool area. Repeated infractions of the rules may include suspension of Beach Club privileges.
- Articles of clothing, such as cut-offs, jean shorts, thongs, and leotards are not acceptable for swimming in the pools.
- Any matter requiring immediate attention should be reported to the LMC staff member(s) on duty at the club.
- Sick individuals should postpone swimming trips for at least a week after symptoms disappear. Entry to the pool will be denied to any person exhibiting symptoms of illness.
- Guest privileges will be extended to not more than two personal guests of members accompanying them.
- In order to avoid over-crowding and over-use of the facilities at the expense of the LMC members, the club may limit the number of invited guests at any one time and the frequency of invited guests.

THE BEACH CLUB

Hours

Monday - Sunday 7 a.m. - 9 p.m.

(All Members: Present a valid membership card or pass to be admitted to the Beach Club).

Indoor Pool Schedule

Monday, Wednesday, Friday:

- Lap Swim 7 – 9 a.m.
- Adult Aquacise* 9 – 11 a.m.
- Open Swim 11 a.m. – 5 p.m.
- Lap Swim 5 – 6 p.m.
- Open Swim 6 – 8:30 p.m.

Tuesday, Thursday, Saturday, Sunday:

- Lap Swim 7 – 9 a.m.
- Open Swim 9 - 5 p.m.
- Lap Swim 5 – 6 p.m.
- Open Swim 6 – 8:30 p.m.

**Please do not turn on spa bubbles during Aquacise classes.*

Outdoor Pool Schedule

Open Swim 7 a.m. - 8:30 p.m.
(Note: Mondays the outdoor pool will not open until 8 a.m. due to maintenance).

Age Limitations

Pool and Jacuzzi: Anyone under 16 must be accompanied by an adult.

Exercise Room Limitations

For using exercise equipment:
Anyone 17 and under must have direct adult supervision.

MEMBERS AND BOARD APPROVE CHANGES TO GOVERNING DOCUMENTS

by Catherine Garrison

The Covenants and Regulations Committee (CRC) had a busy year. The CRC is a committee of “words” so the results of our work are not always as obvious as that of the other standing committees whose work is more visible, such as repairs and improvements to the clubhouse, approving new homes and making greenbelt improvements.

The existing Articles, Bylaws and Regulations of the Ludlow Maintenance Commission (LMC) are sound and have served this community well; however, it is the stated goal of the CRC to strive to bring consistency to the documents and clarify and strengthen them where necessary. Rules need a solid legal basis, yet those who read them must be able to understand them. The committee has instituted a procedure whereby recommended changes go

through a series of readings at the monthly LMC meetings with adequate time for public input before approval. All proposed amendments and changes are posted on the Beach Club bulletin board. Also, Carol Shamhart has done a splendid job in reporting the committee’s progress reports to the Board of Trustees in her monthly column in the *Voice*.

Several proposals appeared on your 2005 ballot. You approved consistency in the composition of LMC standing committees and consistency of voting language throughout the governing documents. These changes should clarify any misunderstanding about how votes are cast or what constitutes a majority. Each Bylaw amendment on the ballot received the required two-thirds affirmative vote of all participating condo and lot owners.

The Board of Trustees may approve amendments to the Regulations without a vote of the membership. During the past year, significant changes were made to the

Architectural Control Committee (ACC) regulations. Among other things, the modifications make clear that:

- no “mobile” homes will be allowed,
- roofing materials must have a life expectancy of 40 years,
- homes will have a minimum square footage of 1450 sq. ft. of living space
- fences are discouraged, and
- chain-link fences will not be approved from this time forward.

You may obtain an updated copy of the governing documents at the Beach Club. The LMC web site is undergoing a complete “facelift” and you will soon have electronic access to all updates. Remember---when you buy into a homeowner association, you buy into the rules and regulations that govern that association. Good rules provide for the comfort and safety of residents, the equitable use and enjoyment of facilities and the equitable burden of responsibility in the community.

WOMEN'S DRESSING ROOM FIRE RESTORATION STATUS

by Bruce Schmitz

The restoration of the women's dressing room, necessitated because of the March fire at Beach Club, has been delayed. We had hoped to meet an earlier start date but several factors contributed to the delay. We are now at a point where we hope to sign a contract for the work in early June.

A committee of women who use the dressing room on a continuous basis examined possible changes in the room to make it more functional for our members. The number of showers will be increased from three to four and an additional dressing cubicle will be added. The sauna will be relocated to allow a better entrance and exit pattern to the room, and the wall between the dressing area and the hallway will be removed to create a more spacious area. Teddy Clark chaired the committee, and we thank her and the others who participated in the process.

Subsequent to the fire, we discovered a leak in a very large tank that acts as a reservoir for hot water storage for the dressing room showers and for heating the indoor pool. The tank was located immediately behind the toilet area wall in the women's dressing room. Access to the tank through this wall was necessary. The tank was surrounded by an insulation jacket that we found to be asbestos-based.

This required an environmental hazards company to remove the insulation and re-certify that the room was clean before we could work on the tank. Subsequent inspection of the tank indicated that it must be replaced. A replacement tank has been ordered and the old tank will be removed through the dressing room wall. That effort will take at least two weeks.

Significant effort was expended to assure that all work necessary to bring the room back to its pre-fire condition has been defined, that changes in building codes since the original construction have been complied with, and that all major construction materials and electrical details have been specified. After several meetings with the contractor we are now assured that we have a sufficient definition of the work to be done. We should receive the final quotation shortly and be in a position to sign the contract.

We apologize for the delay, however careful planning was necessary in order to spend LMC money wisely and ensure that the work is done correctly. We ask for your continued patience as the men and women alternate use of the men's dressing room while restoration takes place. Upstairs restrooms are available for changing when the dressing room is unavailable to you. Hours are posted.

A REPORT FROM FINANCE

by Bruce Pyles

As we begin the fiscal year of 2005, we find ourselves in good condition due to the wise guidance and forethought of past Finance Committee members. Many years ago we established a study that regularly looks at our facilities and attempts to determine a reasonable useful life and estimated replacement costs. We then take a portion of our dues each year and set it aside to have monies available when the time comes to repair or replace items. As our Beach Club building is now over 35 years old, having an adequate reserve is vital to the financial health of our homeowners association. We, as a committee, regularly review and report on the status of our reserve funds to the Board of Trustees.

Every year we review our insurance policies to ensure that we as a membership have adequate coverage for the assets we own. Recently, the fire at the Beach Club tested the quality of our insurance coverage. I am happy to report that when we needed it the most, our insurance protected us.

The Finance Committee members are grateful for the support the community has shown and the suggestions given that have assisted us in fulfilling our obligations to you. We assure you that we will do the best we can as responsible stewards of the financial assets of the LMC.

FOCUS GROUPS MEET JUNE 15 FOR INPUT TO BEACH CLUB REMODEL PLANNING PROCESS

by Elizabeth Van Zonneveld

If you can remember---very long ago in LMC-land, the people told their leaders "We want our club fixed up! We want it to be nice, feel good, and be clean and like new again."---And their leaders listened.

That was a long time ago. January actually. And in March, a questionnaire went out to the owners and contract members of the North Bay. The results of the questionnaire show that over 80% of the LMC membership is in favor of some form of remodel of the Beach Club. Strong interest was expressed by all owner groups within North Bay, including lot owners, condominium owners and non-resident owners. In order of interest, the kitchen and Bayview Room were at the top of the needs list, followed by lobby, reception, exercise areas, lounge/library and pool and restrooms.

In April, all of the results were reported to the LMC trustees (our trusty leaders) who approved taking another step forward in a grass-roots campaign to get as many ideas from members as we can. We want to make sure that any remodel effort represents the desires of the community.

Many members, in their response to the questionnaire, volunteered to attend focus groups to identify the needs of each of the areas of the club. On Wednesday, June 15, anyone interested can take part in one of these groups. Everyone who reported interest on the questionnaire has been notified about the meeting by e-mail or phone. But even if you didn't jot down your e-mail address or fill out the questionnaire we still want your ideas about how our club should look. Come along to the Beach Club on **June 15 at 7:00 p.m.** and make your voice heard. It's the next step in the remodel process, and it's an important one. If you are not able to attend the meeting, feel free to notify focus group leaders with your ideas.

Bayview Room	Melanie Lewis
Kitchen	Hilda Cahn
Exercise Equipment Area	Ron Neuman
Multi-Purpose Area	Bob and Molly Balck
Office/Lobby/Reception	Bill and Phyllis Hansen
Swimming Pool Area	Piper Diehl
Storage/Maintenance	LMC Staff Personnel

Q and A... Features LMC Business Manager Dick Smith who, with his wife Shari, moves to Utah in early July.

Dick and Shari have been long-time residents in the Port Townsend area dating back to the '60s. Dick's varied experience included ten years in the navy that took him to such diverse settings as Pearl Harbor, California, Alaska and the Pentagon. Following that, Dick and Shari owned the *Port Townsend Art Gallery Bookstore* and the *Bay Book Company*, then *For Business or Pleasure* in Port Ludlow. He was also postmaster here for five years prior to becoming our business manager. A soft-spoken gentleman with a wry sense of humor, Dick has been an asset to LMC in many ways.

LOG: *What were the greatest challenges you faced while working with LMC?*

D.S.: The greatest challenge to any association manager is dealing with change. Boards and committees change every year; and owners change on a regular basis. Change is the occupational hazard of this business.

Another challenge is how to deal with the different expectations of over a thousand members. You quickly learn that you can't please everybody all the time. I often refer to my job as similar to a city manager... without the armed police force!

LOG: *What major accomplishments have occurred during your tenure here?*

D. S.: Nothing happens without the support of committees and the board, but two things happened on my watch that stand out: (1) improving the curb appeal

of the Beach Club by relocating the dumpster from the front of the building, cleaning out the traffic circle and installing the flagpole and new signage; and (2) preparation of a professional reserve study to ensure that LMC is well prepared for future repair and replacement needs.

LOG: *How can members best help the new manager?*

D.S.: I am very pleased that Brian Belmont is taking my position. Members can best help him by recognizing that association management is a profession and that he, as a professional, has training, knowledge and experience that he can put to good use for the benefit of LMC and all our members.

LOG: *What are your plans for the future in Utah?*

D. S.: I haven't the foggiest idea at this point, but Shari and I have been self-employed most of our working lives and have always had confidence in our ability to make a living. Most of all, however, we look forward to being close to the grandchildren and being part of their lives. (Actually, I saw a 1957 Good Humor truck for sale.... I think I might put in a new engine, give it a flamed paint job and start a hot rod Dove Bar route!)

Best wishes, Dick.

Enjoy the grandchildren and your new surroundings. Whatever you tackle next, it's bound to be interesting!

An All-Member Party to Honor Dick Smith on June 24!

Please save **Friday, June 24, 4-7 p.m.** and join friends in the Bayview Room for a farewell party for Dick Smith who will soon leave us for a new home in Utah.

A lovely cocktail supper is being planned for all members that evening by Eve McDougall honoring Dick and his wife, Shari. Entertainment will be provided by the *Port Ludlow Village Sounders*, under the direction of Frank Siler.

Beverages will be provided, but we do ask you to sign up at the the front desk at the Beach Club and plan to bring a hearty hors d'oeuvre. When you sign up, please note the list of suggested menu items. There is no charge for this event. We sincerely encourage all members to take part in this special social event and wish the Smiths a fond farewell!

LMC COMMITTEE POLICY

(See page 1 for names of committee chairs for the 2005-2006 fiscal year).

The Operations and Architectural Control Committees meet twice a month and the Greenbelt, Finance and Covenants and Regulations Committees meet once a month. The meeting dates are posted on the Beach Club bulletin board, or you may call the Beach Club to obtain the meeting dates for each committee.

The committee meetings are open to all LMC members. If you would like to speak to a committee about a particular topic, the committee chair would appreciate a phone call at least four days before the meeting about that concern. That way, the committee chair can put you on the agenda and be sure that there will be time in the meeting for you to speak. Please help our committee process run smoothly and efficiently.

County Hearing Examiner. He will take public comment on the application and render a decision on whether to approve, approve with modifications or to reject the application.

All residents of Port Ludlow who are concerned about the final resort development plans should study the FSEIS and become knowledgeable about the options being considered. Any comments can then be given at the public hearing. It is believed that the hearing will not occur until later this summer.

RESORT AREA DEVELOPMENT STATUS *by Bruce Schmitz*

The Final Supplemental Environmental Impact Statement (FSEIS) to complete development of the Plat of Ludlow Bay Village and the Admiralty Condominium area was released by Jefferson County on May 18, 2005. Copies of this document are available for review at the Beach Club, the Bay Club, the Jefferson County Library in Port Hadlock and at the Jefferson County Department of Community Development in Port Townsend. Additionally, you may purchase a copy of the document at SOS Printing in Port Townsend.

The FSEIS analyzes five alternative plans for the final development of the Ludlow Bay Village and Admiralty area. The developer's preferred plan increases the Ludlow Bay Village residential units by 30 and the Admiralty Condominium units by 39 over the numbers stated in the current plan for final development. This represents a significant increase in residential density over the previous plan and is of concern to many of the Port Ludlow residents. Alternative plans for the final development that were studied in the FSEIS vary from doing nothing to plans that involve a somewhat lower number of residential units.

The next step in the overall process for final development of the resort area will be for the developer to submit a permit application to Jefferson County for the plan he wishes to pursue. That application will trigger a public hearing on the application by a Jefferson