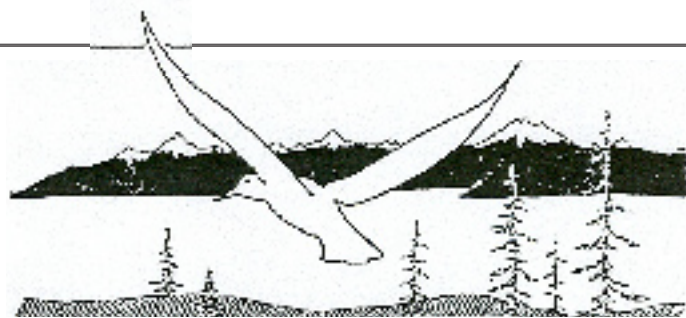


The LMC

LOG



LEADERSHIP.....OPERATIONS.....GOVERNANCE

A Quarterly Publication of the Ludlow Maintenance Commission

Volume 3, Summer 2006

LET'S TALK!

says LMC President Terry O'Brien

Communication, which is such an important part of our lives, took on another dimension with the renewed publishing of the Ludlow Maintenance Commission (LMC) *LOG* in the fall of 2004. This is the eighth publication. How time flies! Through this vehicle, you have read of the many issues facing our community, whether the remodel or restoration of our venerable Beach Club, the matter of trees and views or even a more timely item like the opening of the outdoor pool for summer use.

But what has troubled me is that, while I think the crew putting the *LOG* together does a tremendous job, we are still missing an opportunity for communication if we fail to define communication as a two-way proposition. Now, I'm not going to ask the writing crew to do more, but I am willing to try an experiment. Simply put, **let's talk**. Here is how I intend to accomplish it. I have set up a new e-mail account that will come only to my computer. (I hope I'm not asking for big trouble!) The address to use is <lets_talk@cablespeed.com>. Pay attention to the formatting: "lets_talk" with an underscore, not a dash, and no apostrophe.

What shall we talk about and how will this means of communication be used? Let's say that any subject related to the LMC is fair game. I'm uncertain as to what the weather will be like on the fourth of July and I can't help you with the price of gasoline. But beyond that, if a dog is barking incessantly or you are looking for a place to donate a million bucks for community use, let me know. Especially the million bucks offer.

How will the dialogue be effective? If I can't answer a question immediately (which is quite likely) it will be forwarded to the person(s) who can, and they will respond to you with a copy to me so that I know you are not asked to wait an undue length of time. Please be patient---remember we are all volunteers. If you just feel the need to offer an opinion, then I will respond with my thoughts and, if you would like to have me do so, I will forward your opinion to the rest of our board.

In summary, I feel this is a necessary extension of our commitment to you, our owners/members, to be as open and transparent as possible. We have an annual budget of over 500,000 dollars of your money (mine too) to maintain and operate our facilities and properties. Now, I realize that amount pales in comparison to our National Budget, but we, unlike it, are often on limited incomes.

Sure, the Board of Trustees meets once a month and all of you are welcome to come to those meetings but by the low number of members in attendance, it appears that other things are found to be more important on Saturday mornings. Fine. We must be doing some things right. But, if you can't sleep some night and have a profound thought, a problem, a solution to one of our problems or a great idea, get out of bed and drop me a note at our new e-mail hotline, <lets_talk@cablespeed.com>.

Good Pool Advice for a Safe and Healthy Summer

by General Manager, Brian Belmont

With the summer swim season upon us, the LMC staff is gearing up for a busy summer. We want everyone to have a good time!

As a pool operator, one of my biggest fears is having someone get sick after having used one of our pools. We work very hard to maintain the appropriate chemical levels in the two pools and the spa in order to provide a safe swimming environment for our users. Keep in mind that if you or your children are ill when using the pool there is the potential that you are exposing other swimmers to the same illness.

On the Center for Disease Control (CDC) website, I found some excellent information regarding recreational water illnesses.

Practice.... healthy swimming behaviors:

Refrain from swimming when you have diarrhea.

Avoid swallowing pool water or even getting it in your mouth.

Shower before swimming and wash your hands after using the toilet or changing diapers.

Take children on bathroom breaks or check diapers often.

Change diapers in a bathroom and not at poolside and thoroughly clean the diaper changing area.

Safety... is always important:

Keep an eye on children at all times, kids can drown in seconds and in silence.

Don't use air-filled swimming aids (such as "water wings") with children in place of life jackets or life preservers.

Protect against sunburn by using a sunscreen with at least SPF 15 and both UVA and UVB protection, and be sure to re-apply it after swimming.

THE BEACH CLUB

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

Monday, Wednesday, Friday:

Lap Swim 7 - 9 a.m.

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 a.m. - 5 p.m.

Lap Swim 5 - 6 p.m.

Open Swim 6 - 8:30 p.m.

Outdoor Pool

The outdoor pool is open.

Hours: 7 a.m. - 8:30 p.m.

Pool Age Restrictions

Anyone under age 16 must be accompanied by an adult when using the pools and jacuzzi.

Exercise Room Age Restrictions

For using exercise equipment, anyone under age 16 must have direct adult supervision.

Revised Greenbelt Policies and Procedures Available

by Dean Nelson and Catherine Garrison

Following three public readings, the Board of Trustees approved revisions to the Greenbelt Committee Policies and Procedures at the June LMC meeting. The approval concluded a collaborative process between the Greenbelt and the Covenants and Regulations Committees that began in January 2006.

A subcommittee reviewed the existing guidelines initially adopted in 2002, and made recommendations to assure that the guidelines were consistent with the LMC Bylaws and Regulations. The original guidelines were developed to give the Greenbelt Committee uniform direction in how they carry out their work. There are very few actual changes in the revised document; for the most part the

revisions are a matter of format and clarification with citations from the governing documents. We hope this format will serve as a model for other standing committees.

The committee policies and procedures do NOT represent any change to the LMC governing documents: they are a guide to the Greenbelt Committee in carrying out their mandate as stated in Article V of the LMC Bylaws and Regulation III of the LMC Regulations.

The revised Greenbelt Committee Policies and Procedures are posted at the Beach Club and on the LMC website, lmcbachclub.com. Before initiating any plans related to the greenbelt area, please review this helpful document.

Concerning Tree Removal on a County Right of Way

The Greenbelt Committee (GBC) is working with Jefferson County Public Works concerning tree removal on county right of way. County policy is to remove trees that they consider a hazard or find diseased.

The county wants to be kept informed about any proposed action involving trees in the right of way. Right of way is 25 or 30 feet from the road center line depending on the street.

General Manager's Report

by Brian Belmont

Here we are the middle of June already! There has been so much activity at the Beach Club that the year has zipped by.

Unfortunately, I have to share with you a bit of bad news. During either the night of May 28 or the early morning hours of May 29, the Beach Club was broken into. (See box to the right.) On another occasion there was an attempt to cut through the Talbot RV lot fence. Be sure to check your RV's for damage. With these break-ins and others that have been reported in the Port Ludlow area recently, it reinforces the importance of securing your private property. That includes your home, vehicles and RVs. It is equally important to be observant. Be aware of what's going on around you and your neighborhood. If you observe suspicious behavior—something that doesn't look quite right—contact the Jefferson County Sheriff's office and report what you see.

At the Beach Club

You have probably noticed that the exterior of the Beach Club received a new coat of paint. Now if we could only keep the nesting birds from moving in under the eaves of the building, we could keep the new paint looking fresh. Repairs were made to several 8"x10" deck posts that had developed dry rot. The posts support the deck that goes around the perimeter of the Bayview room.

At their June meeting, the LMC Trustees authorized leasing a new copier for the office. It is now in place and has been used for copying this issue of the LOG. Leasing was

determined to be more cost-effective than purchasing the equipment.

With the help of member Carl Jespersen and Trustee Terry O'Brien, new concrete steps leading to the outdoor pool have been poured.

Trustee Sonny Sanzaro is repairing a section of deck handrail that was found to have dry rot.

Maintenance staff Phil Eng and Jamie Flitton added top soil and reseeded the lawn next to the Beach Club barbeque area. The lawn is up and looks great. There are some issues with the local moles but we expect that to be resolved shortly.

At the Bridge Deck

The small deck at the Bridge Deck has dry rot and will need to be rebuilt this summer.

At Kehele Park

Six planted fir trees, the roots of which cracked the asphalt path, were removed. The tree stumps will be removed and the area will be replanted with vegetation that will not obstruct views. One of the trees fell on the tennis court fence causing some minor damage that will be repaired soon.

Bids are coming in to install a new French drain around the perimeter of the tennis courts. Many thanks to the Port Ludlow Drainage District for help with the French drain design work.

LMC Maintenance staff is in the process of resealing the concrete roof of the park bathroom. Once this is completed we will repaint the interior. It is our plan, once all the work has been completed, to leave

Vandals broke into the Beach Club on Memorial Day weekend. They pried open one of the sliding glass doors to the indoor pool area and, in doing so, broke the door frame. It appears that they jumped into the covered indoor pool and split the pool cover. Both the door and the pool cover must now be replaced. While they were in the building, they used the women's sauna, then went upstairs. On the upstairs deck, the vandals found a fire extinguisher and partially discharged it. It appears that our unwanted visitors then left the building the same way they came in. Once outside, they discharged what was left in the fire extinguisher on the exterior of the building and took it with them.

Evidence found at the scene was turned over to the Jefferson County Sheriff. Anyone having further information that might lead to the perpetrators is asked to contact the Beach Club office (437-9201). Speak directly with Brian Belmont if you wish to have your anonymity protected.

the bathrooms unlocked during daylight hours.

At the RV Lots

Carl Jespersen is working with me on a new RV storage lot layout. When completed, we will need to have tenants remove their stored equipment so we can paint lines to identify the perimeter of each storage space. The logistics of doing this have not been finalized yet, but LMC will keep the RV tenants advised.

In closing, the staff and I are committed to the goal of creating a safe and enjoyable environment for LMC members and their guests when using the community's amenities.

Know Your Standing Committees

by Sally Orsborn

The six standing committees of the Ludlow Maintenance Commission (LMC) help provide the energy that keeps the corporate machine running. Committee members receive no remuneration for their work. However, in cooperation with our paid management and staff, these volunteers perform countless hours of work to ensure that policies and procedures are observed so that the community looks good, the corporation remains solvent, business operations are monitored and the membership is kept informed. In this issue of the *LOG*, we include a brief description of the three standing committees that have approval and enforcement duties.

Architectural Control Committee

The Architectural Control Committee (ACC) is the one LMC standing committee with responsibilities laid out in the Typical and Restrictive Covenants: a document attached to each property deed. The formation of the committee, instructions about tree removal and construction information are cited in this “highest” of our governing documents. The document is so ranked because it would take at least 80% of all owners to change any of its stipulations, with each lot having one vote.

The primary function of this committee, according to the LMC Bylaws, is to consider applications for proposed clearing or construction on

privately owned property. Board-approved guidelines and procedures are found in LMC Regulation II, Land Improvements. This committee also acts as a consultant to the Board of Trustees for projects involving design, construction or alteration of corporation facilities. Before undertaking any building, alterations to existing exteriors, fences or tree removal on your own property, be sure to refer to Regulation II and submit the required forms for the work you wish to have done.

Veronica Ryan is chair of ACC; current committee members are Eve McDougall, Cory Sattler, Stephen Siegiel, and Rae Watkins; Trustee representatives are Vaughn Bradshaw and Sonny Sanzaro.

Operations Committee

The Operations Committee works closely with the General Manager concerning the Beach Club, Kehele Park and other developed LMC property. The committee monitors the operation and maintenance of all corporation buildings, grounds and physical facilities except for greenbelts; it recommends policies and rules for facilities use to the board.

Operations also deals with private property land-use issues. LMC is authorized in the governing documents to bring members into compliance with certain tree heights that block neighbors’ views, and also to respond to nuisance factors on private property, such as noise and unsightly lots. See Regulations I and IV for further information.

Carol Shamhart is chair of Operations; current committee

members are Michael Cahn, Teddy Clark, Pat Cooper, Eve McDougall, Paul Moseley, Brad Newell and Sharon Sorensen; Trustee representatives are Jerry Nelson and John Van Zonneveld.

Greenbelt Committee

Greenbelt property is designated unimproved reserve area. The LMC greenbelts are a suitable blend of native growth areas managed by the Greenbelt Committee (GBC). According to the LMC Bylaws, the primary function of this committee is to manage the greenbelts for the benefit of all members. The GBC plans and initiates projects to maintain or improve greenbelt areas and considers members’ requests to use greenbelts in any way, including cutting or trimming trees for view purposes or clearing brush. See Regulation III for further information about greenbelts.

Newly revised Policies and Procedures, as well as forms for requesting to do work on the greenbelt, are now available at the Beach Club and on the LMC web site.

Dean Nelson is GBC chair; members are Dale Allen, Joan Dragnich, Jerry Purdy and Jack Rikken; Trustee representatives are Jerry Nelson and John Van Zonneveld. Although not a member of the committee, Dick Atkins has agreed to serve as an adviser to the GBC on issues related to forest management. His professional expertise is greatly appreciated, especially since the recent death of Grant Sharpe, a world renowned forester and member of the GBC.

(continued next page)

Have You Read the Regulations Lately?

by Catherine Garrison

The LMC Board of Trustees and committee chairs recently joined other Olympic Peninsula homeowners associations representatives at a training session under the auspices of the Community Association Institute. One of the questions posed to the presenting experts was, "What are the most frequent complaints and concerns?" The response, to everyone's surprise, was, "the three Ps: People, Pets and Parking." After an audible gasp from the audience, we all exclaimed, "What about views!" The presenters seemed perplexed but acknowledged that, yes, they could understand how views could be a concern in a housing development built on the shores of Puget Sound with those jealously guarded water and mountain views. That's an understatement. However, the focus of this article is not so much on the usual view issues but on the issue of neighbor-to-neighbor views.

The June *Voice* carried a very friendly article reminding homeowners to take a walk around their property to assess what may be in their neighbor's view. The article ended with the advice, "Be a good neighbor

and make sure your home is a joy to behold (from your neighbor's view)." We would like to echo those sentiments.

Have you read your LMC Regulations lately? Folks choose to live in a planned community for a variety of reasons. One reason is that rules and regulations promote harmony, create a certain quality of life and protect property values. The regulations are very democratic: they apply to every member. Residents value good neighbor relations and are often reluctant to confront a neighbor when an infraction of the regulations occurs---they suffer in silence until the small irritant grows into a major disagreement.

The following examples reflect some of the calls I have received as chair of the Covenants and Regulations Committee from members seeking clarification on the regulations.

Are you the owner who has that classic car stored in his back yard covered with a blue tarp? Do you have junk – (whoops!) – treasures tucked behind your garage out of your view but visible to the neighbor behind you? Do you park your

vehicle(s) in the garage or tidily on the driveway, or do you consistently park in the street so that your car or pickup truck fills your neighbor's view? Do you propagate weeds that the wind will gaily plant in your neighbor's garden? Are your hedges and trees trimmed to the proper height so as not to unduly obstruct a neighbor's view? Are your plantings encroaching on your neighbor's property? Is your propane tank screened from view? And so it goes.

All of the above are a small sampling of legitimate complaints received by LMC committees, are in violation of the LMC Regulations and have the potential to create tension between neighbors. No reasonable person wants bad feelings between neighbors so please take the time to review the regulations and take a look at your property from your neighbor's point of view. People, pets and parking – maybe not so far off the mark.

Current updated copies of the governing documents are available at the Beach Club and also on line at lmcbeachclub.com.

Standing Committees *(cont'd from page 4)*

In rare instances, members take exception to committee decisions. There are procedures for Appeals in Regulation V.

Do regulations, policies and procedures apply to renters as well as owners? Yes, they apply to all who live in North Bay.

The work of these three committees ensures a happier, more beautiful

community. Property values stay up. Buyers are attracted. Residents receive assistance in protecting their homeowner rights and privileges.

The remaining three standing committees do not deal with member compliance issues. They are Finance, Covenants and Regulations and Communications. A description of their duties will appear in the next issue of the *LOG*.

Committee meeting times frequently vary during the summer months. Please check the bulletin board at the Beach Club or call 437-9201.

See What's New on the Web

If you haven't done so lately and have access to the internet please visit the LMC website, lmbeachclub.com. You will find copies of LMC governing documents, board and committee rosters, board minutes, previous publications of the *LOG* and LMC committee information. In addition, there is a form that can be submitted electronically that allows members to submit change of address information. You may also use the link to notify us that you would be willing to view the *LOG* on the website. It saves printing and mailing expenses.

North Bay Bulletin Carries Current Happenings

by Amy Recht

Would you like to receive late-breaking news about our community? Would you like to have reminders of North Bay events just before they happen? Do you have e-mail? If you answered "yes" to all these questions, then sign up to receive the North Bay Bulletin!

The North Bay Bulletin is an e-mail-only news and reminder service. The information provided focuses on events in the North Bay area and issues that affect North Bay residents. While the publication is a service of the North Bay Lot Owners Association, the information and notices are pertinent to all North Bay residents and is available free of charge to anyone wishing to receive it. To subscribe, send your name and e-mail address to: portludlowloa@yahoo.com.

For the benefit of those who do not have access to e-mail, a copy of the North Bay Bulletin is posted on the bulletin board at the Beach Club.

Help Us Find Maintenance Help for the Beach Club

The Ludlow Maintenance Commission (LMC) is looking for a self-motivated individual to perform janitorial and maintenance duties on a part-time basis. Applicants must have a valid driver's license and must be able to work weekend evenings. Applications are available at 121 Marina View Drive, Port Ludlow. Contact Brian Belmont, General Manager, at 437-9201 for further information or to refer the name of a person who might be interested in the position.

Ad Hoc Committee on Trees and Views Makes Progress

The LMC ad hoc Trees and Views Committee recently heard two speakers. Brian Belmont reviewed some of the issues that have been reported to the Beach Club. He also reported the process that the Kala Point homeowners association followed when they developed trees and views regulations and guidelines. The document is called the "Kala Point Vegetation Policy". A representative from the Platt, Irwin, and Taylor Law Firm in Port Angeles also made a presentation to the committee. The firm has had thirty years experience with development issues.

The committee recently toured North Bay to get a sense of how much vegetation is in violation of LMC Regulations. Discussion has also taken place concerning a new proposed regulation.

Ferry tickets are still available for purchase at the Beach Club between 5 p.m. and 7 p.m. daily. Payment by check only.

BE PREPARED FOR LOCAL DISASTERS

by Phil Norwine, Port Ludlow Emergency Coordinator

North Bay, like South Bay, is subject to possible disasters that are likely to be caused by the vagaries of nature. While there is no means of prevention, Port Ludlow is organized to minimize the consequences through preparedness. Preparedness is spread across 32 neighborhoods, 14 of which are in North Bay. For every neighborhood of several streets, there is a captain and a co-captain. In the event of a disaster, these volunteers can connect by radios to "communications central" North or South, where there is connection to County professional help.

You should know your neighborhood captain and he or she should know you. See the page to the right for the names and locations.

Be thankful for these volunteers. They are ready to help, but, the first line of protection is your responsibility. Each home should be prepared to be self-sufficient for at least four days with such necessities as water, food, fuel and prescription medicines. Ask your captain for further details.

If you have a person in your home who might need to be evacuated in case of a disaster, your block captain should know this so that help can be directed first to those most in need.

SO...you are urged to know your captains and to be ready to be self-sufficient.

Be proud of your captains...they may be your lifeline some day.

NORTH BAY NEIGHBORHOOD CAPTAINS AND CO-CAPTAINS

Effective February, 20061

N1 – NORTH PIONEER

Art Moyer 72 Harms Lane
no E-mail - 437-7962
Barrie Gustin – 10 Foster Lane
sgustins@aol.com - 437-8025

N2 – UPPER FLEET

Mike Larkin 24 Explorer Lane
mlarkin@olympen.com - 437-2825
Ian Feltham 10 Seafarer Lane
ifelt@olympus.net - 437-9196
Elmer Filippini
efilippini@aol.com

N3 – LOWER FLEET

Don Conkle 50 Navigator Lane
dnlconkle@yahoo.com - 437-9844
Ernie Orton 80 Adventurer Lane
eorton@cablespeed.com - 437-0929
Terry Sutton 50 Adventurer Lane
tjsutton603@msn.com - 437-0345

N4 – NORTH MONTGOMERY

Keith McConnell 483 Montgomery Lane
joannem@olympen.com - 437-9510
Shelley O'Brien 180 Baldwin Lane
sailwhisper@hotmail.com - 437-0642
Monica Brown 210 Montgomery Lane
brownm@cablespeed.com - 437-8212

N5 – TALBOT

Jim White 81 Evans Lane
no E-mail - 437-9970
Walt Cairns 72 Tye Lane
wcairn@msn.com - 437-0503

N6 – SWANSONVILLE

Grant Smith 122 Resolute Lane
grantnan@olympen.com - 437-2162

N7 – SOUTH MONTGOMERY

Jan Norwine 20 Condon Lane
jnorwine@mindspring.com - 437-7662

N8 – OSPREY RIDGE

Tim Hampton 61 Sparrow Court
dthampton@waypt.com - 437-0717
Wendell Johaningsmeir 51 Warbler Lane
jmjwaj@olympen.com - 437-0414
Bill McLaughlin 74 Wren Court
billmacl37@aol.com - 437-9598

N9 – RAINIER LOOP

Jack Rigger 82 Clipper Lane
jarigger@cablespeed.com - 437-0370
Bill Hansen 571 Rainier Lane
bphansen@cablespeed.com - 437-5152

N10 – UPPER WALKER

Cindy Orchanian 121 Machias Loop
jso060301@yahoo.com - 437-9355

N11 – LOWER WALKER

Gene Carmody 4 Phinney Lane
genec@olympen.com - 437-4024
Dean Nelson 40 Phinney Lane
dbnelson@cablespeed.com - 437-0762

**N12 – RESORT, HERON BEACH,
ADMIRALTY 1 & 2, BURNER POINT**

Kori Ward - #1 Gull Drive Port Ludlow
kward@portludlowresort.com

N13 – VILLAGE CENTER

Dennis Holman 437-2278 (Office)
dholman@olympen.com
Diane Bonniver-Holman
flygal@olympen.com - (360) 929-9438 (Cell)

N14 – NORTH BAY CONDOS

#1 – Karl Horner 61 N. Bay Lane
kandjhorner@earthlink.net - 437-0544
#1 - Bruce Hudson 91 N. Bay Lane #5
morbhudson@cablespeed.com - 437-0188
#2 – Dick Gronhovd 221 N. Bay Lane #6
gronhovddr@aol.com - 437-7692

LMC Board of Trustees

Terry O'Brien, President
 Amy Recht, Vice President
 Ian Feltham, Treasurer
 Art Moyer, Secretary
 Vaughn Bradshaw, Trustee
 Jerry Nelson, Trustee
 Sonny Sanzaro, Trustee
 Bruce Schmitz, Trustee
 John Van Zonneveld, Trustee

Beach Club Staff

Brian Belmont, General Manager
 Kim Monroe, Office Manager
 Phil Eng, Maintenance Supervisor

LMC Committee Chairs

Architectural Control:
 Veronica Ryan
 Communications: Sally Orsborn
 Covenants and Regulations:
 Catherine Garrison
 Finance: Bruce Pyles
 Greenbelt: Dean Nelson
 Operations: Carol Shamhart

Communications Committee States LOG Mission

The LMC is a homeowners association with over 1,000 members and a frequent turn-over of properties. It is in the best interest of the community to have frequent reminders of governing documents, policies of the corporation, schedules, procedures and other items that help promote high standards within the North Bay community. To that end, the Communications Committee prepared the statement to the right.

Members of the committee and LOG staff are Sally Orsborn, chair; Catherine Garrison, Penny Sanzaro and Carol Shamhart. Trustee representatives are Amy Recht and Terry O'Brien. Brian Belmont, ex officio.

Mission Statement

The LOG is published quarterly by the Ludlow Maintenance Commission with the approval of the Board of Trustees. The function of the LOG is to inform members of LMC business and operations. Information shall be presented factually. With regard to controversial issues, it shall be the editorial policy to present varying points of view.

The Beach Club

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 360-437-9201
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 lmbeachclub.com**

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