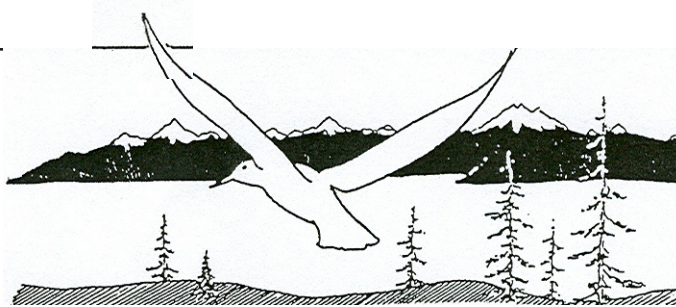


The LMC

LOG



LEADERSHIP.... OPERATIONS.... GOVERNANCE

A Publication of the Ludlow Maintenance Commission

Fall, 2004

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Finance: Bruce Pyles
Greenbelt: Ron Garton
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PRESIDENT'S MESSAGE.....

by Bruce Schmitz

As President of the Ludlow Maintenance Commission (LMC) Board of Trustees, I am pleased to report that your board has worked diligently this year to serve the interests and needs of the membership. Through discussion and mutual respect for each other's opinions, board members have been able to reach agreement on all major issues to date. It is our intention to continue working to bring members together by developing programs and improving facilities to better meet the needs of our growing community.

In July of this year the trustees approved a Long-Range Plan that had been under study for several months. This plan was summarized in a letter from the board to the membership in August. We are currently in the process of initiating programs that will further study and ultimately lead to the implementation of the recommendations and the forming of committees on facilities and finance. We must determine specific improvements to our facilities that members wish to implement and find the means to pay for them. You will be hearing much more about this topic, because we want to obtain direct member feedback on any efforts we undertake. We welcome any LMC members who would like to serve on the committees. We hope all members will participate in this effort, be it by responding to surveys, attending town meetings, and/or serving on one of the committees. Our goal is to develop facility improvements that are acceptable to the membership and that can be funded in ways that minimize impact on member assessments.

Another outgrowth of long-range planning is in the area of communications. The trustees recently passed a proposal that included sending a quarterly newsletter to the membership. This is the first issue of that newsletter. The primary purpose of the *LOG* is to address governance, finance and facility issues specific to LMC. But we will also include schedules of Beach Club events and informational articles provided by the associations and groups that exist within our LMC membership area. We hope that the *LOG*, the *Port Ludlow Voice* (soon to be available also to non-residents who request it) and our WEB site <lmcbeachclub.com> will provide you with the information you need. We welcome member feedback on how well these means of communication meet your needs.

We are fortunate to have excellent LMC committees this year. The board is pleased with the efforts of these volunteers in serving the interests of the LMC. The Architectural Control Committee (ACC) has received and approved over 20 applications for building new houses. We expect that building will continue at a fast pace within the North Bay area into 2005 and beyond. The Greenbelt Committee (GBC) has also been very active in reviewing requests for alterations in the greenbelt, ensuring that they are consistent with regulations. The Operations Committee continues to oversee facilities maintenance and repair, and administration of regulations. The issue of trees and views has been a particular concern for that committee. The Covenants and Regulations Committee (CRC) is reviewing our governing documents and recommending changes to clarify wording where it is not consistent or clear. Finally, the Finance Committee has been active initiating quarterly reviews of our finances to assure that the use of our money is consistent with the needs of the community. They have recently started the planning process for developing our budget for calendar year 2005. Each issue of the *LOG* will feature articles from one or more of the committees that serve our community. This month, ACC and CRC have submitted contributions. (...continued on Page 4)

FYI

One of the objectives of the LOG is to better inform members about our community. This is the first in a series of informational articles.

LMC, MPR, CC&R.... Tired of Alphabet Soup? Suffering from Acronym Agony? Does the casual flinging about of these terms befuddle you? Do you wonder what all these boards and committees do? To help clarify those that are associated directly with our homeowner association here's a good starting point.

The Ludlow Maintenance Commission, Inc. (LMC) is the homeowner association you belong to if the deed to your property so states. No way to get around it, you are one of approximately 970 owners of over 1,080 properties on the north side of the Port Ludlow Master Planned Resort (MPR). Some of those properties are lots (with or without houses on them), some are condos, and some are town homes.

As LMC members, together we own seven acres of waterfront property in the heart of North Bay. Situated on our common property that extends from the beach to Oak Bay Road are the Beach Club with two swimming pools, the nearby Bridge Deck, tennis courts and an extensive parking lot. We also own greenbelts (57 acres of them spread throughout North Bay), Kehele Park, and an RV Storage Lot. And we own pickleball and squash courts as well as an extensive exercise room.

LMC Articles of Incorporation and Bylaws lay out the structure of our corporation. There is also specific policy for how our common and private property is to be maintained. By purchasing here, we all agreed to certain regulations. In addition to the LMC Regulations, lot owners have a separate document called Typical Restrictive and Protective Covenants covering their plats. The condominium associations and the town homes each have specific restrictions and regulations for their land use, too. Put them all together and we have our governing documents, sometimes called CC&Rs, a generic acronym for "covenants, conditions and restrictions".

RULES! WHO NEEDS THEM?

by Catherine Garrison

When you choose to buy property in a planned community, you are buying into the rules and regulations of the property owners' association. Rules are about protecting an owner's ability to enjoy the living environment of the community and to protect the value of property. Did you know that there is an entire body of law governing the rights and responsibilities of homeowner associations? There is: the Revised Code of Washington, Chapter 24.03 and 64.38.

In our association, the Ludlow Maintenance Commission (LMC) Board of Trustees is empowered to enact and enforce the rules contained in the corporation's governing documents. The board's challenge is to write and adopt rules that accomplish the goals of the association. Rules that are efficient and easily enforced are rules that are acceptable to the community of people living in the development. The community comes first! Rules are necessary but will only be effective to the extent that members contribute to, share in, and

benefit from the rules created and adopted. The first rule of rule-making is: flexibility and reasonableness.

Homeowner associations depend on rules to provide safety and order. Do we need rules for every problem? Probably not. Most of the problems committees and management hear about could be classified as irritants: barking dogs, irresponsible pet owners who do not clean up after their dogs, untidy yards, and inappropriately parked vehicles. Trees blocking views is a larger issue. There are rules dealing with all of these things, and creating new rules on top of old rules will not help solve problems. Most issues can be dealt with quite efficiently by neighbors talking to neighbors or, if necessary, one of the LMC standing committees becoming involved. There are times when the board needs to step in to help resolve major problems. From time-to-time issues do arise that require a new rule or regulation. Before heading down that road the board will ask a series of questions: does the rule make sense; is it the least restrictive way to

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:

Adult 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.*

Age Limitations

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

Exercise Room Limitations

For using exercise equipment:

Anyone 17 and under must have direct adult supervision.

approach the issue; is the rule needed; will it be acceptable to members; is compliance relatively easy; does the rule create new problems; will a new rule get the results desired; is the rule legal? This is not an easy process!

That's what your Covenants and Regulations Committee (CRC) is all about. Our work could not be characterized as "thrilling," but it does have an element of excitement, and it most assuredly is always interesting. The bylaws give the committee the authority to draft and propose changes to the corporation's governing documents at the request of the Board of Trustees. Last year the committee did a careful review of the governing documents and made several recommendations to the board. This year we are slowly working through the recommendations. You can expect to see some of the committee's recommended changes on your ballots in 2005.

(Catherine Garrison is chair of the LMC Covenants and Regulations Committee).

AN UPHILL - DOWNHILL APPROACH TO MAINTAINING VIEWS

by *Teddy Clark*

As current members of Ludlow Maintenance Commission (LMC) we are indeed fortunate that our original LMC Articles, Bylaws, Regulations and Restrictive Covenants were carefully thought-out years ago by the original authors.

There have been some needed changes over the years, and reviews take place regularly, but on the whole the governing documents have served the community well for nearly 40 years.

However, during that time on-going areas of rapid growth and change have taken place. Take the growth of our beautiful Pacific Northwest trees for example. Unlike humans (with the possible exception of our girth) most trees do continue to grow throughout their life spans. Trees are a bit like the children's story of Goldilocks and the Three Bears---some trees are too big, some are too small and some trees are just right! Of course, as in the story, we realize this can be a matter of perspective.

Trees and their impact on views can be a hot topic in our otherwise peaceful Port Ludlow area. But thanks to our LMC governing documents we have rules that cover the selection and height of trees for use in landscaping. Limitations are set in LMC Regulation I. (See inset for text of the regulation pertaining to trees and view).

“Views and sunlight are important to owners and occupants for reasons of enjoyment and property value; so, when landscaping their own lots, owners and occupants should select varieties of shrubs and trees which will not grow higher than the roof height limit set for their lots by the ACC [Architectural Control Committee]. Hedges, shrubs and rows of trees planted by owners or occupants along property lines shall be pruned so as not to exceed a height of eight feet. A scattering of tall evergreens is encouraged, however, to enhance the beauty of the neighborhood as long as views from neighboring lots are not unduly impaired.”

(LMC Regulation I, Article I Restrictions and Requirements, Section 9. Trees, Shrubs and Views).

Owners, including rental property owners, be sure you have a current copy of the governing documents revised in 2003. If not, ask for one at the Beach Club office. Once you have reviewed the standards, look carefully at your own property.

Remember to view it from all sides---including what it may look like to those neighbors living behind you as well as beside and in front of your property.

Talk with your neighbors if you plan to trim, window or remove trees and/or if you feel your neighbors have trees that need attention. There are numerous positive examples of neighbors joining together to reach agreement and share expenses. Indeed the majority of tree problems are resolved amicably by neighbors without the necessity of committee and board action.

Your review of the governing documents will help clarify numerous important issues. The regulations were adopted to help us preserve property value, both monetary and esthetic. We have a responsibility to ourselves and our community to maintain our properties so that all of us can continue to enjoy Port Ludlow as much as when

we first decided to live in this special place.

(Teddy Clark is a member of the LMC Operations Committee).

LMC BRIEFS.....

LMC Members are welcome to attend committee meetings as observers. Meeting times and contacts are listed on the Beach Club bulletin board. If, however, you wish to have a committee address a particular issue, please put your request and topic in writing and leave it in the committee chair's box at the Beach Club office. Also, it's wise to check with the chair of the committee to verify time and place of the meeting.

The Architectural Control Committee (ACC) reminds you that applications are required for approval of specific work on your property (e.g. tree cutting, fences). Applications are available at the Beach Club. Check Regulation II for a complete list of work that requires ACC approval.

The Greenbelt Committee (GBC) is working diligently to improve greenbelts. Please, no dumping of any kind, including yard debris, in the greenbelt areas! Make application for any work you wish to do in greenbelt areas. Approval must be given in writing before you proceed. See Regulation III (Greenbelt).

The Operations Committee asks that any reports of violations covered in Regulations I (Land Use) and Regulation IV (LMC Facilities) be turned in, in writing, to Operations at the Beach Club.

The Finance Committee asks that all committees turn in specific requests for anticipated expenditures for next year. The 2005 budget is now being prepared. The next issue of the *LOG* will give you more information about the budget and finances of the corporation.

Continual Infringements of Regulations? The office keeps a list of complaints that come in by phone or in writing. When patterns of negligence or abuse of property are observed, action is taken by the management and/or committees.

No Smoking at the Beach Club! Written policy for our non-smoking facility is now in place and new signs have been posted.

Respect political preferences. We can look forward to having all political signs down soon after the election. Until then respect the right of opposing parties to display them.

The “best kept secret in the Northwest” isn't so secret anymore. Did you know that North Bay could experience nearly a 20% turnover this year?

Who, What, When and Where in North Bay.....

What News Goes Where?

What's the difference between the *Port Ludlow Voice* and the *LMC LOG*? The *Voice* is the local monthly that carries news of all of Port Ludlow and beyond, as well as timely information about events. The quarterly *LOG* is primarily for LMC board and committee information.

In the interest of improved communication we want all members to have access to the best information possible, avoiding duplication, so keep your monthly notices going to the *Voice* through Beach Club editor Carol Shamhart, <shamhart@cablespeed.com>. North Bay items for the *LOG* go to Sally Orsborn, <orsborn@olympus.net>. Remember to check our web site: lmbeachclub.com for additional information.

North Bay Groups..... dial 437--

Aqua Group (9 a.m.) – Lori Allen -7820
(10 a.m.) - Bob Ammerman -2402
Clean Sweep – Jerry Purdy -1262
Cribbage Club - Harold Nesbitt -0323
Dine and Discover – Hilda Cahn - 8223
Duplicate Bridge - Ian Feltham -9196
Ent'ment Group - Melanie Lewis -9088
First Wed. Luncheon - Mary Stuart -8140
Family Movie Night - Bryan Diehl -0602
HOPL Potlucks – Virginia Moyer -7962
Hula – Bernie Robinson -0703
Knit Wits – Barb Hawker -5046
Lot Owner Ass'n - Melanie Lewis 9088
NB Art Group – Francie Gronewald -2781
Poetry Group – Kay Mullen -5106
Stamp Art – Bev Walker -0876
Wannabees – Liz Moss -9249
Weight Watchers - Beach Club -9201

President's Message.....

(continued from Page 1)

In June of 2004, Port Ludlow Associates (PLA) submitted a draft supplemental environmental impact statement on a proposed change to the development of the resort area. Public comment was solicited on the document, and Jefferson County received 194 letters from concerned citizens and organizations within Port Ludlow. The county has been busy developing responses to those comments. The county has informed us that it expects to release a final environmental impact statement in the next two to three months. This release will trigger several public hearings on the proposed changes and shoreline permits by PLA for marina expansion and building along the waterfront.

We will be implementing efforts in the near future to assure that the concerns of the Port Ludlow community are heard at the public hearings. Our goal is to ensure that resort development is done in the interest of the community and in accordance with county and state law. It has been a particular concern over the past several months that the county has not been following its own rules and regulations, and we continue to convey the message that such actions are not acceptable to the Port Ludlow community.

HOPL Announces Schedule.....

Here is the Homeowner Potluck (HOPL) Schedule for 2004-2005. Beach Club members are encouraged to come to these monthly events. Watch for posters at the Beach Club and notices in the *Voice* for specific information. The dinners usually sell out quickly, so sign up early at the Beach Club reception desk. More volunteers are needed for certain events. Call Virginia Moyer if you can help, 437-7962.

October 16 Octoberfest

November 13 Italian Dinner

December 11 Catered Holiday Dinner

January 15 Newcomers' Welcoming

February 19 Condo Sponsored Dinner

March 19 Irish Dinner

April 16 Annual Cocktail Party

May 21 Ports of Call Dinner

June 12 Sunday Brunch

The Entertainment Group

Calling all actors, singers, dancers, comics, magicians, instrumentalists! Whatever your talent, come to the Beach Club Bayview Room **Sat., Nov. 6, 10 a.m.** to help plan a performance. Perhaps it will be a melodrama. Perhaps the Follies. Let's see where the talent leads!

The five ambitious and enthusiastic initiators of the Entertainment Group are Val Durling, Lenetta Johnson, Melanie Lewis, Bonnie Nelson, and Allyson Stoppa. See the *Voice* for details. Questions? Call Melanie at 437-9088 or Lenetta at 215-0171.

North Bay Art Group.....

North Bay Art Group meets every **Friday, 1-4 p.m.**, with the exception of holiday weeks. Visit the holiday display in the meeting room during December!

Our Thanks Extend.....

.....to the LOA group for yard-debris pick-up last spring, and again this fall on October 23. (See the *Voice* for details).
.....to the Clean-Sweepers who "sweep" for litter on roadways four times a year, and to others who pick up trash regularly.
.....to dog owners who faithfully clean up after their dogs.
.....to HOPL and Dine and Discover for their gifts to the Beach Club kitchen.
.....to our faithful and cheerful staff who keep the club and grounds looking good.
.....to the exercisers who help others learn how to use equipment safely.
.....to the event and party planners who prepare our entertainment and socials.
.....to LMC members and staff who contributed to and helped with the *LOG*.
.....to LMC members who represent us with the Council, County and State.
.....to the many volunteers who spend hours of their time freely so that our yearly fees are kept low.

Name that Room!

After its remodel in 2003, the room off the upper deck of the Beach Club was called the *New Meeting Room*. As usually happens after a year or so, "New" no longer makes much sense, so now it's called simply the *Meeting Room*. Some LMC members have requested a more colorful name, so your ideas are hereby solicited. Here are suggestions so far:

Gallery is supported by the North Bay Art Group that initiated and maintains a changing display on one wall in the room.

A history buff suggested naming rooms after something from early Port Ludlow days and displaying our large heritage pictures there.

Another idea given was to name all Beach Club rooms after sea creatures, thus the exercise room would be the *Mussel Room*. (And what does that make the meeting room?)

A Trustee offered the *Board Room*.

Other ideas? Send your suggestions to <beachclub@olympus.net> Subject: Name the Room. We will take suggestions through December after which the LMC Board will announce the selected name.

Masthead Art Solicited.....

The page one masthead is taken from and early issue of the Port Ludlow *LOG*. We encourage artists to submit ideas for additional designs and graphics for the LMC *LOG*. Send to <orsborn@olympus.net>.