



LMC Board of Trustees

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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 Brian Belmont

Contributors to the LOG

LMC Trustees, Committees,
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and Groups

The Beach Club

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Beach Club Staff

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

PRESIDENT'S MESSAGE.....

by Bruce Schmitz

The summer was a busy one for the Ludlow Maintenance Commission (LMC) with considerable progress made on various improvement projects. Our new General Manager, Brian Belmont, came on board June 13 and quickly moved up to speed on the overall operation of the LMC. The Board of Trustees is very pleased with his ability to effectively manage a number of important projects at the Beach Club while continuing to address day-to-day concerns. If you have not yet had an opportunity to meet Brian, I would encourage you to do so. His outside experience and perspective have helped us to clarify our policy and regulations, a benefit to both staff and LMC members.

During the summer, several focus groups met to discuss, list and prioritize remodel desires for specific areas of the Beach Club. The groups addressed the Bayview Room; the kitchen; the office, reception and lobby areas; multipurpose spaces; the swimming pools, lockers and restrooms; and the exercise area and equipment. The major priority recommendations from the groups included: (1) increasing the size of the Bayview Room to provide seating for 200-250, eliminating beam supports in the room, and installing state-of-the-art sound and video projection equipment; (2) doubling the size of the kitchen, providing additional work area and storage space, and installing state-of-the-art equipment; (3) providing an attractive entry, lobby and office area, including a card entry system for traffic control and access to the pools and exercise facilities; (4) adding a game room for our teenagers and families, and increasing multipurpose space; (5) expanding the exercise equipment space, and adding further equipment to provide a well-rounded workout area.

An ad hoc committee has been meeting to determine how we finance possible remodel efforts. One of the conclusions was that LMC might sell some specific reserve properties. Discussion of this possibility with Jefferson County, however, indicated that a change to the MPR Code would be required before we can rezone and sell the properties. This is a long process. The committee will soon provide some funding options to the LMC membership and ask for your preference(s).

A recent review of 2005 finances by the LMC Finance Committee indicates that our corporation should finish the year in a positive condition, this, in spite of several unexpected maintenance and repair projects requiring expenditure of monies not in our budget. Additionally, several major maintenance and repair projects have required the expenditure of reserve funds. That fund, however, continues to be significantly above what is required by our current policy. The Finance Committee and the treasurer are currently in the process of developing the 2006 calendar year budget. The board will review their recommendations during the next two months and will present the budget to the LMC membership in December. To initiate budget planning, the trustees in September approved an annual assessment of \$408.20 for calendar year 2006.

As our trees continue to grow on individual lots and in our greenbelts, the LMC Greenbelt, Architectural Control, and Operations Committees have received numerous requests for tree removal and trimming. These requests, though usually handled amicably, can occasionally cause contention between the homeowners desiring forests and those desiring views of the water and mountains. The committees work hard to balance the wishes of all homeowners while being compliant with the requirements of our homeowner association's governing documents. I would ask those involved to be patient and show respect toward all parties involved as the committees work on these issues.

FYI

The LOG is the LMC quarterly publication designed to bring you the information you need to know--- or, in some cases, be reminded of--- concerning your corporation. Many newcomers who move to the North Bay community are unfamiliar with homeowner associations. We encourage you to acquaint yourselves with our governing documents, including the Regulations.

REGULATIONS FOR LAND USE *by Bruce Schmitz*

One of the purposes of the Regulations contained in our homeowner association's governing documents is to assure that our community is kept in a neat and attractive condition for the benefit of all owners. Two items in the Regulations, included below, are particularly important to maintaining an attractive community.

Item 6 of LMC Regulation I, Article I states, "Only automobiles, vans and pickup type trucks (not to exceed one-ton capacity) normally used for personal transportation may be parked on driveways or elsewhere on any lot. The parking of RV's, mobile homes, boats, either on trailers or otherwise, commercial vehicles, or temporary structures is prohibited."

Item 8 of LMC Regulation I, Article I states, in part, "Owners and occupants of improved lots shall maintain the grounds and improvements on their premises in a neat, clean and attractive condition, and in good repair, and in such fashion as not

to create a fire hazard. Such maintenance shall include, without limitation, painting, repair, replacement and care for roofs, gutters, downspouts, exterior building surfaces, walks and other exterior improvements, and glass surfaces. In addition each owner and each occupant of an improved lot shall keep all shrubs, trees, grass and plantings of every kind on his or her lot neatly trimmed, properly cultivated, and free of trash, weeds and other unsightly materials."

The LMC Operations Committee is charged with enforcing the regulations quoted above. The majority of LMC members willingly comply and help keep this an attractive community. The LMC respectfully asks homeowners who don't comply, to come into compliance. There are storage lots available at attractive rates, and LMC committees would be glad to work with owners on steps to assure that property is maintained in neat, clean condition.

using any of the LMC facilities. Contract memberships have been extended to anyone living within the Master Planned Resort, and long-term renters (more than 30 days) will be extended the same privileges as contract members. Long-term renters are required to pay a membership fee in addition to the property owner's yearly assessment.

The Covenants and Regulations Committee and the Operations Committee spent countless committee hours over a period of six months refining these changes and went through six public readings before the Board of Trustees prior to approval. We feel the changes are in the best interest of every member and will assist staff in managing guests, while maintaining a welcoming atmosphere for members and their guests. The full text of Regulation IV is posted on the Beach Club bulletin board and you may request a copy from club staff.

A table of contents and an index of the governing documents is in draft form with expectations to have them ready for distribution by November. The index should help members to more

BEACH CLUB SCHEDULE

Beach Club Hours

(Effective November 1, 2005)

Monday - Saturday 7 a.m. - 7 p.m.
Sunday 9 a.m. - 5 p.m.

Indoor Pool Schedule

Monday, Wednesday, Friday:
Lap Swim 7 a.m. - 9 a.m.
Aquacise Classes 9 a.m. - 11 a.m.
Open Swim 11 a.m. - 6:45 p.m.

Tuesday, Thursday, Saturday:

Lap Swim 7 a.m. - 9 a.m.
Open Swim 9 a.m. - 6:45 p.m.

Sunday:

Open Swim 9 a.m. - 4:45 p.m.

Outdoor Pool

Closed until Spring.

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.

SEE THE BULLETIN BOARD FOR REVISED POOL RULES

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

New winter hours appear in the Beach Club Schedule above. The change will be in effect from November 1, 2005 through April 30, 2006. Low hourly usage, and increased expenses for maintenance and fuel necessitate taking these cost-saving measures. Additional hours will be reinstated earlier in the spring if the budget allows it.

Holiday Closures of the Beach Club:

Thanksgiving - closed
Christmas Eve - closed from 1:00 p.m.
Christmas Day - closed
New Year's Day - closed

easily navigate through the governing documents. We are also currently working with the Operations Committee to update language in the governing documents defining the role and responsibilities of the Operations Committee.

The Covenants and Regulations Committee meets the second Tuesday of the month at 9:30 a.m. in the Beach Club. Member comments are welcome.

NEW AND REVISED REGULATIONS APPROVED BY LMC TRUSTEES

by Catherine Garrison

The Board of Trustees approved significant changes to the LMC Regulations during the summer months. In July they approved an additional regulation establishing construction standards. These standards set prohibitions against damaging greenbelt property during construction on adjacent properties, and established guidelines for a safe, clean building site during all phases of construction.

Key changes to Regulation IV, LMC Facilities, were approved in August. Members have probably noticed that you are now required to show your membership card when using the Beach Club facilities. Guest use of the facilities has been tightened up, and guests unaccompanied by a member are required to show a Guest Card. Among other things, the regulation now includes a definition of a "Member in Good Standing." Members who are in violation of any of the corporation's Bylaws and Regulations may be suspended from

LMC GROUNDS AND FACILITIES MAINTENANCE SUMMARY

Since I came to work for LMC in mid-June, the past few months seem to have zipped by. With all that's been going on, it's no wonder. Here are some of our major accomplishments:

- We filled a vacant part-time maintenance position by hiring Jamie Flitton in early July. Jamie is proving to be a hard-working and dependable addition to our staff.
- The covered walkway that leads to the gazebo has had a face lift. Many of the floor joists had started to decay. A contractor replaced or repaired the affected timbers, removed the old 2x4 decking and re-covered the structure with plywood. The plywood was then covered with 45-mil vinyl decking material to create a waterproof deck.
- The indoor pool was closed for two weeks in early August so that we could have the pool re-plastered. During the closure most of the PVC water-return fittings in the pool were replaced.
- At the same time that the pool was closed, the spa was drained for routine maintenance. Unfortunately, we found water had penetrated behind several square feet of wall tile causing them to be unstable. It took us nearly a month to get the correct replacement tile shipped to us. Once it came, LMC employee Phil Eng had the spa operational in only a few days.
- I'm sorry to say that the RV storage lots

by Brian Belmont, General Manager

were neglected this past season. We didn't do a very good job of controlling the vegetation growth in the lots, but we will do much better next year.

- Staff member Kim Monroe has worked hard to get our RV records updated. Now we have a much better way of tracking those who rent space in the lots.
- The indoor pool area has eight sliding glass doors, all with rusted door rollers that make opening and closing difficult. Four of the doors have been repaired, and we expect the other four to be repaired by the end of the year.
- Many thanks to member Carl Jespersen who designed and built a new set of stairs just south of the Beach Club. The stairs help provide easy access to the beach area.
- At the north end of the Beach Club, the rotten wooden handrails on the stairs were replaced with galvanized handrails.
- Yard Dogs Landscaping, that contracts with LMC, trimmed back several feet of groundcover in the parking lot above the Bridge Deck. They also did a major cleanup for us at Kehele Park.
- The outdoor pool was heated until September 11, but members were allowed to continue swimming for two weeks as the pool water cooled down.
- Double D Electric and LMC Trustee Jerry Nelson added several new electrical outlets to the Bayview room.

LOCKER ROOM RESTORATION

It's been a long time coming, but the end is finally in sight! Restoration of the women's locker room, damaged by fire in mid-March, is nearing completion. The room should be ready by mid-November.

The actual restoration work began July 20. Since then, the concrete slab was cut and new floor drains installed. The showers were repositioned and a fourth shower was added. New plumbing and electrical were installed. The sauna was relocated to the south wall. A third changing stall was added. The exterior wall was insulated, and four members of the LMC Board of Trustees insulated the ceiling in an effort to retain heat and provide a sound buffer from and to the Bayview Room above. Drywall was hung and taped. Texturing and painting were completed in late September.

During the next three to four weeks, ceramic tile will be installed throughout the locker room. When the tile work is completed, the plumbers and electricians will be back to finish their work. The general contractor on this project, Nordic Services Inc., will install the new lockers, line the sauna with cedar and finish miscellaneous trim work.

Having only one locker room has been an inconvenience to all pool users. We appreciate everyone's patience. You'll be pleased with the result!

OPERATIONS COMMITTEE ACCOMPLISHMENTS

by Teddy Clark

Operations Committee members (working with Brian Belmont, the LMC Board and other committees) have addressed numerous items regarding the Beach Club. They have also dealt with trees, views, and property maintenance issues. Thanks to these hard-working members, and also thanks for the community support we receive from many LMC members.

Here are some of the recent and continuing issues, and committee members in charge of them:

- Trees and Views Guidelines - *Sharon Sorenson and others*
- Card Access System Capabilities - *Devin Wells*
- Exercise Equipment - *Pat Cooper*

- Reviewed Employee Policies
- Developed Beach Club Concern Form
- Developed Land Use Form
- Dry Rot Issues in NW Corner of Beach Club - *John Van Zonneveld*
- Trees and Views Issues - *Eve McDougall, Brad Newell, Carol Shamhart*
- Dressing Room Fire Restoration - *John Van Zonneveld, Brian Belmont, Terry O'Brien, Teddy Clark*
- Pool Rules, General Beach Club Rules - *Pat Cooper, Michael Cahn*
- Pool Maintenance - *Brian Belmont*
- Water Storage Tank Removal and Replacement - *John Van Zonneveld*
- Kehele Park - *Devin Wells*
- Replacement Schedule - *Don Edwards*
- Tennis Courts - *Terry O'Brien, Brian Belmont*
- Minutes to Keep Us Accountable - *Michael Cahn*

- Operations Finance - *Teddy Clark, Michael Cahn, Pat Cooper, John Van Zonneveld*
- Communication, and Work with Other LMC Committees - *ACC - Eve McDougall, CRC - Sharon Sorenson*

Thank you all – This is a GREAT Committee.

Commendation is due to all LMC committee members who, by their efforts, keep your homeowner fees at a minimum. In this issue of the LOG we acknowledge, in particular, the dedication, hard work and accomplishments of the Operations and the Covenants and Regulations Committees.

PLA RESORT DEVELOPMENT: COMMENT PERIOD ANNOUNCED

Jefferson County recently announced the submittal of an application by Port Ludlow Associates (PLA) for the final development of the Port Ludlow Resort. The application is for Alternative I, of the five alternatives studied in a Final Supplemental Environmental Impact Statement (FEIS) previously released on May 18, 2005, by Jefferson County. Copies of this FSEIS are available at the Beach Club.

If approved, the revised plan would increase the total residential density within the resort area by 56.6%. Additionally, it would increase the marina slips by 100, move the existing Harbormaster restaurant to the waterfront with reduced seating capacity, install a new marina office and store, and install a recreational center available only to Ludlow Bay Village and guests at the inn and the marina. A date of **December 6, 2005**, has been set for an open record public hearing on the application. The hearing will begin at 1:00 p.m. in the Board of County Commissioners' room in the Jefferson County Courthouse.

All interested persons are invited to submit comment on the PLA proposal by **November 4, 2005**. The Port Ludlow Village Council (PLVC) has appointed a committee to review the application in detail and provide a recommendation on the project to the Village Council. This committee is co-chaired by John Golden and Elizabeth Van Zonneveld. The LMC Board of Trustees will review this project in detail also, and will provide our comments to Jefferson County and to the Hearing Examiner. Residents who have comments on this project are strongly encouraged to send them to the PLVC committee or the LMC Board, and also to write to the county during the public comment period. This is an important project which will have a lasting impact on the Port Ludlow Resort area. Comments should be submitted to the Jefferson County Department of Community Development, Development Review Division, 621 Sheridan St., Port Townsend, WA 98368.

PORT LUDLOW DRAINAGE DISTRICT CALLS SPECIAL MEETING CONCERNING BUDGET

The Port Ludlow Drainage District (PLDD) Commissioners will hold a special evening meeting to explain and answer questions pertaining to the 2006 PLDD budget. The commissioners are considering a significant increase in both the budget and the resulting drainage assessment.

Everyone is welcome and encouraged to attend. The meeting will take place at the Beach Club in the Bayview Room at 7 p.m., Thursday, **October 27**.

YOUR LMC WEB SITE

Our newly designed and improved web site <lmbeachclub.com> is now active and will be kept current by staff member Sasha Coffey. On the site, you will find links to other Port Ludlow sites, including the Port Ludlow Village Council and the *Voice*.

In the interest of economy, the LMC staff is establishing an e-mail list of members wishing to view the *LOG* on our LMC web site rather than receiving it by mail. Please e-mail a message to <beachclub@olympus.net> and enter *LOG* on the **Subject:** line. In the message, state your wish to be notified when the newsletter has been posted on the site.

If you are a non-resident owner currently receiving the *Voice* by mail but now wish to view it on line, please notify us to that effect at <beachclub@olympus.net> (**Subject: Voice**).

Non-resident owners who do not have computer access to the *Voice* may notify the Beach Club, 360-437-9201, for subscription information. Non-residents who currently receive the *Voice* by mail, and who wish to continue receiving it, need not re-subscribe.

Q and A: WHERE DO I TAKE MY TREE/VIEW PROBLEMS?

If the trees are on your property:

LMC Architectural Control Committee (ACC).

If the trees are on an area of the greenbelt:

LMC Greenbelt Committee (GBC).

If the trees affect you and a neighbor:

LMC Operations Committee.

Requests must be made in writing, and the appropriate forms are available at the Beach Club office. Contact one of the committee chairs or members for further information.

RVers: ARE YOUR TARPS SECURE?

If you have an RV stored in one of the storage lots, be sure that your tarps and covers are in good shape and firmly secured. Recently, some coverings were blown from stored vehicles and found hanging on the fence.

EASEMENT AND LIEN FEE INCREASE

Jefferson County has increased its fees for recording documents. To cover associated expenses for LMC to record easements and liens, the LMC Trustees approved raising charges to members. The cost for recording an easement is now \$75; for recording a lien, \$100.

NBLOA YARD WASTE PICK UP

North Bay Lot Owners Association (NBLOA) volunteers will pick up yard waste Saturday, **November 19**. See the November *Voice* for details. Call Bryan Diehl, 437-0602, if you can volunteer to help. Please respect the dedicated folks who take on this task by keeping bag weight manageable. Bags that are too heavy for workers to handle easily will not be taken. Include no dirt or garbage!

TOOL DONATION REQUEST

by Brian Belmont

Recently, I was surprised to learn that LMC has a very limited supply of its own tools. For several years Maintenance Supervisor Phil Eng has been using his own personal tools on the job. Consequently, when Phil is not working, the LMC staff is left without tools to perform many routine tasks. I hope to find LMC members willing to donate used tools to the corporation, specifically the following:

*1/4", 3/8" and 1/2" sockets and ratchets
Cordless drill 3/8" or 1/2"
Wrenches - box, open ended and crescent
Sanders - orbital and belt*

*Vise grips Channel locks
Pipe wrenches Dremel rotary tool
Drill bits Circular saw
Screwdrivers Clamps
Hammers Bench grinder
Wood chisels Toolboxes*

Members wishing to donate tools are asked to contact either Phil or Brian at the Beach Club 437-9201. Your donation is appreciated and will help keep operating costs down.

HELP NEEDED WITH "MS ACCESS"

Have you, or someone you know, worked extensively with "Microsoft Access"? We would like someone to help "tune-up" the LMC database to improve data storage efficiency and to facilitate importing data into QuickBooks accounting software. Contact Brian Belmont at the Beach Club, 437-9201.

HOPL POLICY FOR POTLUCKS

by Stephanie Buehler and Jane Sutton
HOPL Co-Chairs

As we begin the new season for the Homeowner Potlucks (HOPL), we would like to remind our friends and new neighbors of the policies that have been established in order to make each event run smoothly.

- The events are by reservation, only. Please avoid the embarrassment of being turned away at the door by coming without one.
- Reservations for LMC members, contract members, and guests must be made at the Beach Club, with payment due at that time.
- You will be asked to sign up to bring a dish to serve 10-12 people.
- Reservations will be cut off the Wednesday prior to the Saturday event, unless the event is already sold out. The most popular events, (e.g. Oktoberfest, Christmas, St. Patrick's Day) sell out quickly.

Thanks for helping us make this year a great one. We look forward to seeing you and hope you will continue to invite your new neighbors. For your convenience, this year's dates are shown below.

October 15	January 21	April 15
November 19	February 18	May 20
December 17	March 18	June 17