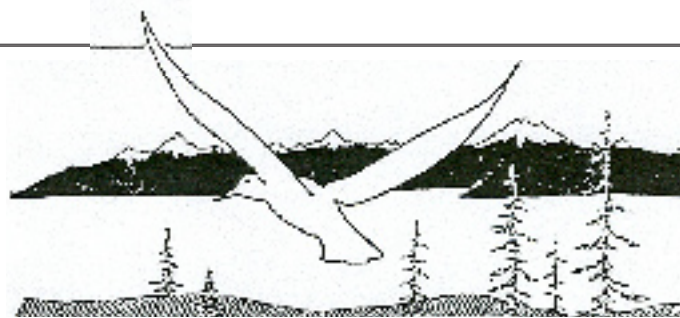


The LMC

LOG



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

A Quarterly Publication of the Ludlow Maintenance Commission

Volume 3, Fall, 2006

## LMC PRESIDENT'S MESSAGE

by Terry O'Brien

"It's all in the numbers." How often do we hear that statement? It's used whether we are recounting a baseball score, the Dow Jones Average or the tragic cost of lives lost in Iraq.

Numbers are a very important and interesting part of our lives. With that in mind, I thought it might be interesting to spend a little time talking about the numbers here in Port Ludlow.

First, I would like to welcome the 419 new households who purchased North Bay property between 2004 and 2006. With the current potential of nearly 1,100 housing units, you represent 38% of all members of this corporation called the Ludlow Maintenance Commission (LMC). You have brought with you youth (well, some of you anyway), diversity, children, ideas and enthusiasm for your new home. I hope in the years to come you will conclude that this was one of the best decisions you ever made.

Since you are a member of the LMC, you are also an owner within the Port Ludlow Master Planned Resort (MPR). This means that there could be, at completion, a maximum of 2,250 housing units (neighbors). It's easy to assume that each household will have an average of two plus occupants per dwelling, or 4,500 of us living in close proximity and harmony.

WOW, 4,500. How does that compare? Well, today there are over 200 *incorporated* cities and towns of less than

5,000 population in our state, including Carnation at 1900, Castle Rock at 2140, Clyde Hill (famous for a tree and view ordinance) at 2780, Forks at 3125 and Westport at 2305, to name a few.

But, the challenge in all of this is: where do we go? You, the 419 new property owners, should be a large part of that decision. You are not burdened with what has been, or what did or did not happen in the past but are keenly interested in where to go forward from here.

As LMC members, we are nearly 2,200 strong (1,100 x 2), but as Port Ludlow dwellers with over 4,500 owner/residents, we are certainly an entity to be dealt with. Together, our ability to obtain county services, negotiate concessions from a developer and influence governmental policy to our benefit can be greatly enhanced. Should we be an incorporated town/city? I'm not going there. I know it has been talked about and certainly there are pluses and minuses.

Be assured that in these musings I'm not losing sight of the fact that LMC has, and should continue to be, the corporation that protects our investment in our properties through the administration and enforcement of our governing documents. Associations in the South Bay community also have obligations to their respective corporation members.

## NOTICE TO MEMBERS

Enclosed with this issue of the LOG, you will find two separate documents. One concerns LMC Regulation changes as approved by the Board of Trustees. Please attach these yellow pages to your copy of the governing documents.

The second inclusion is a draft of a proposed Regulation on Trees and Views as prepared by an ad hoc committee charged with that task. Please read it carefully and prepare written comments for the committee. On Thursday, November 9, there will be a Forum at the Beach Club in the Bay View Room at 7 p.m. for member response to the proposed regulation. Your comments (not to exceed two minutes) may be given during that time. The ad hoc Trees and Views Committee members request that all comments, whether presented verbally or not, be submitted in writing to the committee either at the Forum or taken to the Beach Club office.

Newcomers, please be active participants in your LMC and, along the way, don't lose sight of the fact that together, North and South, we are neighbors, friends and a force to be dealt with. Again, welcome!

Thanks for listening and, as always, I'm here at <lets\_talk@cablespeed.com>.

# Know Your Standing Committees

by Sally Orsborn

The LMC Board of Trustees and the various appointed committees all serve the corporation on a volunteer basis. There are six standing committees: Architectural Control (ACC), Operations, Greenbelt (GBC), Finance, Covenants and Regulations (CRC), and Communications. Occasionally, service and ad hoc committees are appointed for specific purposes. By law, all LMC corporation meetings are open to members and a schedule of regular meetings is posted on the Beach Club bulletin board.

The three standing committees with responsibility for approval and enforcement in accordance with the LMC Regulations (ACC, Operations and GBC) were summarized in the last issue of the *LOG*. Duties of Finance, CRC, and Communications committees are addressed in this issue.

## Finance Committee

The primary function of the Finance Committee is to assist the LMC treasurer. The committee, in cooperation with the treasurer, reviews the association's compliance with financial policies on no less than a quarterly basis. Any variance in relation to the current budget is reported to the trustees. The committee also assists the treasurer in preparing the proposed annual budget and serves as a consultant to the board with matters involving investment or expenditures of the corporation's funds.

Bill Funke is the newly appointed chair of Finance; current committee members are Bryan Diehl, David Pendergast, Michael Platt, Ken Schneider, Ed Wilkerson and Mike

Wilson; trustee representatives are LMC Treasurer Ian Feltham and Bruce Pyles. Ex officio: General Manager Brian Belmont.

## Covenants and Regulations Committee

The Covenants and Regulations Committee drafts and proposes changes to the corporation's governing documents as requested by the LMC Board of Trustees or by other standing committees. According to committee policy, each proposed change receives at least two readings at monthly LMC Board meetings, and all changes are posted on the bulletin board for member comment. Members may also go to the corporation web site, [lmcbeachclub.com](http://lmcbeachclub.com), to view minutes of meetings in which readings take place. The committee carefully cross-references any proposed changes with other related topics in the governing documents. All changes will be included in the *LOG* after approval by the trustees.

Catherine Garrison is chair of CRC; current committee members are Stephanie Buehler, Bill Harju and Sally Orsborn; trustee representatives are Vaughn Bradshaw and LMC Secretary Art Moyer. Ex officio: General Manager Brian Belmont.

## Communications Committee

The newest standing committee, Communications, was approved in 2005 to oversee communication efforts on behalf of the Board of Trustees, committees and management. The responsibility of this committee is to ensure that corporation business, including

## 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 closed for the winter with plans to reopen May 1, 2007.

### 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.

operations and management information, is regularly conveyed to all members in a factual and clear manner. The committee oversees the quarterly LMC newsletter (*LOG*) and the web site at [lmcbeachclub.com](http://lmcbeachclub.com).

Sally Orsborn is chair of Communications; current committee members are Catherine Garrison, Penny Sanzaro and Carol Shamhart; trustee representatives are LMC President Terry O'Brien and LMC Vice-President Amy Recht. Ex officio: General Manager Brian Belmont and Lenetta Johnson, North Bay Editor for the Voice.

## General Manager's Report

*by Brian Belmont*

HELP WANTED! We are still looking for a part-time maintenance employee who can close the facility on Saturday and Sunday nights and also be trained to fill in as needed on the day shift. If you, or someone you know, fits the bill, please pick up an employment application from the hostesses at the Beach Club.

A new French drain was recently installed around the Kehele Park tennis courts by contractor Joe Thompson. Unlike the original below-grade drain system, the new drainage system is deeper and has clean-out ports that can be used for periodic maintenance. The asphalt pathway along the sides of the tennis courts will require repair work. LMC will defer that work until next spring when other asphalt repairs are being made at the Beach Club.

At the September Board of Trustees meeting, the trustees approved the replacement of ten Beach Club windows that had failed seals. Authorization was also given to replace two fixed windows in the downstairs hallway with windows that open. Better air circulation is needed in that area.

Two cracked concrete pads that were part of the Beach Club sidewalk were removed and repoured earlier this summer.

During the break-in on Memorial Day weekend, vandals forced open a sliding door and broke the frame. During the same break-in, the indoor pool cover was torn. The sliding glass door has been replaced and the pool cover is scheduled for replacement this fall.

With the summer season behind us, the outdoor pool is now closed until next spring. All things considered, it was an uneventful summer. From a manager's perspective, that's a good thing. For the most part, the rules were followed, people were respectful of others, the weather was great and we were able to extend the outdoor pool season through the end of September.

I would like to thank everyone for helping make the summer swim season enjoyable. This includes not only you, the members, but also the LMC staff: Office Manager, Kim Monroe; hostesses Susan Bartkus, Mara Denny, Ruth Irvin, Alpha Palmer and Carol Shamhart; Maintenance Supervisor Phil Eng, and maintenance personnel: Bob Carstensen and Jamie Flitton. Thanks to all who contributed to the successful summer swim season.

## KEHELE PARK RECEIVES SPECIAL ATTENTION AND REPAIRS

*by Brian Belmont*

How fortunate we are as LMC members to have Kehele Park. Many LMC members use the park for a wide array of activities including picnics, playground activities, tennis, pickle ball and even blackberry picking.

This article is intended to keep the membership up-to-date on Kehele Park. In 2003, the LMC Board tasked the Operations Committee with oversight of Kehele Park. A subcommittee was formed to report to the Operations Committee which, in turn, reports to the LMC Board of Trustees. One of the responsibilities of the subcommittee is to begin formulating an overall vegetation plan for the park. Does it best serve the community to have naturally vegetated areas in the park, more landscaped areas or should there be more lawn areas?

Because the exact property lines of the park are not clear, the Operations Committee has recommended to the board that a land survey be done to determine actual park boundaries. By establishing the

parameters, park and park vegetation issues may be more effectively managed.

Several issues concerning the park were recently addressed or are in the process of being addressed. Several trees were removed because the root system of the trees was damaging the asphalt foot path and pickle ball court. A new tennis court curtain drain has been installed to correct an ongoing drainage problem that caused damage to the courts. The leaking roof over the restrooms was repaired, motion sensitive lighting was installed and the restroom interior repainted. During daylight hours, the restrooms are now accessible to the membership without the need of a key. New tennis court locks were recently installed and new signage for the tennis courts has been ordered.

If you have any questions or ideas concerning Kehele Park, please leave your suggestions, in writing, in the Operations box at the Beach Club. If you don't know how Kehele Park came by its name, be sure to read the back of the Kehele Park sign. Thanks for helping us keep the park a place we can all be proud of and enjoy!

**LMC Board of Trustees**

Terry O'Brien, President  
 Amy Recht, Vice President  
 Ian Feltham, Treasurer  
 Art Moyer, Secretary  
 Vaughn Bradshaw, Trustee  
 Jerry Nelson, Trustee  
 Bruce Pyles, Trustee  
 Sonny Sanzaro, 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: Bill Funke  
 Greenbelt: Dean Nelson  
 Operations: Stephen Siegiel

**RAINIER LANE SPORTS COURT**

On Rainier Lane, between Wells Ridge Court and Cutter Lane, there is an LMC amenity that many of our members do not know exists. The Rainier Lane Sports Court can be used for pickle ball, badminton and basketball. Currently, the court is unlined, but next year LMC will have the court lined for badminton and pickle ball. Next to the asphalt court is a barbeque area. LMC has ordered a sign that will identify the court as an LMC amenity that is available for use by LMC members and their guests.

Stephen Siegiel, who lives next door to the court, has voluntarily maintained the area for LMC. He mows the grass and has pressure washed the court using his own equipment. We all owe Stephen our thanks.

**MAKE YOUR WISHES KNOWN**

Attend the Forum sponsored by the ad hoc Trees and Views Committee on Thursday, November 9 at 7 p.m. at the Beach Club. See the enclosure with this issue of the LOG for details about the Forum and for the draft regulation that was prepared by the committee.

***LOG Mission Statement***

*The LOG is published quarterly by the Ludlow Maintenance Commission (LMC) with the approval of the Board of Trustees. The function of the LOG is to inform members of LMC business and operations. It shall be the editorial policy of the LOG to report factual information.*

**Ludlow Maintenance Commission**  
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