



LMC TRUSTEES ELECT NEW OFFICERS

Following the April 15 Annual Meeting of members of the Ludlow Maintenance Commission (LMC), the Board of Trustees met to elect officers for the year ahead. They are Terry O'Brien, President; Amy Recht, Vice-President; Ian Feltham, Treasurer; and Art Moyer, Secretary. Both Feltham and Moyer, as lot owner representatives, were elected to additional three-year terms of office, and both retain the positions they have held over the past two years. Jerry Nelson, representing the condominiums, was also reelected for a three-year term.

All other ballot items passed. See page seven for an overview of the results. A detailed report is posted on the Beach Club bulletin board.

LMC Board of Trustees

Terry O'Brien, President
Amy Recht, Vice President
Ian Feltham, Treasurer
Art Moyer, Secretary
Jerry Nelson, Trustee
Michael Platt, 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

The Beach Club

P. O. Box 65060
Port Ludlow, WA 98365
360-437-9201
beachclub@olympus.net
lmcbeachclub.com

LOG Editorial Staff

Sally Orsborn, Editor
Catherine Garrison, Amy Recht,
Bruce Schmitz, Penny Sanzaro,
Brian Belmont

Contributors to the LOG

LMC Trustees, Committee Chairs,
General Manager

PRESIDENT'S MESSAGE

by Terry O'Brien

It will be a tough act to follow. Bruce Schmitz has led the LMC as President for the last two years in a manner probably never before seen in our community. He represented the membership before County staff, Commissioners and Hearing Examiners to present concise arguments as to why our quality of life should not be compromised to the benefit of development that should not be permitted under our applicable regulations. Among the many accomplishments over the last two years, Bruce improved communications with the community through the reestablishment of the LOG. We have new management policies, including job descriptions and performance reviews for our staff. He successfully recruited volunteers to carry out the duties of all of our standing committees in a professional accountable manner. He spent countless hours representing the LMC in the lawsuit over trees and views, with a resulting agreement to write a new regulation that will meet the approval of our membership. He represented the LMC at the Village Council with dignity. These accomplishments were largely possible because of the support of the Board of Trustees and our standing committees that worked together without individual agendas.

Now, here I am with size twelve feet trying to fill the shoes of a man wearing size ten shoes, and I'm going to have a tough time filling them. But again, we are very fortunate to have a Board of Trustees that will work together for the continued betterment of our community. Oh yes, there will be disagreements and maybe even a few sharp words (after all we are family!), but in the end I hope that you, our membership, will be happy with our performance.

As indicated, the real continuing work of the LMC falls upon the shoulders of our standing committees. During the next few weeks, I will recruit chairs for our committees and submit their names to the Board for approval. All chairs that resigned have agreed to stay on through a period of transition to help their replacements become comfortable in their new roles.

Your Board will continue to actively pursue the community's desire for a substantial enlargement and remodel of our crown jewel, the "Beach Club." As evidenced by many earlier failed efforts, it "ain't going to be easy" but somewhere out there, a way will be found. I, along with the rest of the Board, look forward to serving you as best we can over the next year.

OUTDOOR POOL OPENS MAY 26

by General Manager, Brian Belmont

The outdoor pool is scheduled to open on Friday, May 26. The hours of operation will be 7 a.m. – 8:30 p.m. daily through at least Labor Day, September 4. If the weather stays warm, the outdoor pool may be kept open for additional days.

Children under 16 must be accompanied in the pool or on the pool deck by a responsible adult, age 18 or older. For individuals who are 16 and 17 years of age, at least one other person must be present in the pool or on the surrounding pool deck. The reason that 16 and 17 year olds are required to have companions in the pool area with them is that it creates a buddy system which, in turn, provides an additional layer of safety for the swimmers. It also complies with State water safety regulations.

In accordance with the LMC Regulations, a member can bring no more than five (5) invited guests at any one time to the Beach Club facility. Members wishing to have a

larger pool-side activity must get prior approval from the Beach Club staff so as not to overcrowd the pool area.

In past years, LMC has paid to have part-time lifeguards stationed at the outdoor pool. This year, we are not using lifeguards. Because Washington State regulations don't require lifeguards for pool facilities such as ours, we have opted to take another approach towards monitoring by scheduling additional hostesses during the peak usage periods during the summer months.

This year, there will again be summer swim lessons offered at the Beach Club by instructor Lynn Hovde. Lynn will now coordinate all class scheduling herself rather than having LMC staff involved. For information on upcoming classes, Lynn can be contacted at 437-0529.

The LMC staff is looking forward to a safe and enjoyable swim season for everyone.

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 opens May 26.
 Hours: 7 a.m. - 8:30 p.m. See article to the left concerning pool policy and age requirements.*

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.

Regulation I, Article I, Section 8:

“Maintenance. 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. Damage caused by fire, flood, storm, earthquake, riot, vandalism or other causes shall likewise be the responsibility of each owner.”

SPRING IS HERE....

Notes from the
Operations Committee

This time of year we are all reminded about why we have chosen Port Ludlow as our home. Port Ludlow is at its best in the spring. Now is the time to rid our yards of the remnants of winter and also enjoy being outdoors. The exteriors of our homes and gardens need a spring cleaning just as much as the interior of our homes – plus, it is more fun to be outdoors on a nice spring day!

Most people in our community take great pride in keeping our neighborhoods in an attractive condition so that all may enjoy the beauty of the area. Unfortunately, in the past few months the Operations Committee has received numerous complaints regarding property maintenance issues. As a reminder, the LMC governing documents speak directly to exterior maintenance in Regulation I, Article I, Section 8, with regard to our responsibilities involving house and yard maintenance. (See sidebar.)

Help your neighbors enjoy springtime by sprucing up your home and yard. It is also a great way to meet neighbors as we work in our gardens or take our daily walks through the area. Help us all continue to enjoy and be proud of our beautiful Port Ludlow community.

It's All Yours to Use and Enjoy!

When we purchased our individual properties in Port Ludlow, we received a deed containing certain provisions about rights to additional property that all of us in the Ludlow Maintenance Commission (LMC) homeowners association share. Your deed map designates these as Reserve areas. Some of the property that we own in common is developed into recreational space, the Beach Club, parks and parking areas. Some of it is referred to as greenbelt. With many newcomers in our community of nearly 1,000 owners, it might be useful to review some of the common properties to which you have title and encourage you to make use of them. Don't be shy, they're yours to enjoy with your families and guests!

You have no doubt seen the Beach Club, now nearing its 40th birthday, located on one of the most beautiful seven-acres sites in the area. The indoor pool is open year round and, by Memorial Day, the glorious outdoor pool will be open for summer use. On the lower level of the Beach Club, you'll find an exercise room. Some of our exercise aficionados have made sure that it's properly supplied. Many of them have also been most generous in sharing knowledge about proper use of equipment. Next to the exercise room is a squash court, the only one on the Olympic Peninsula, we've been told. Plans are being considered to designate certain times when the court may be used for table tennis and wally ball.

It's almost picnic season, and there are two designated places in our common property that you may use: the barbecue area on the water side of the Beach Club and Kehele Park on the lower part of Pioneer Drive. Tennis courts are available at both places, too. For scheduling picnics or tennis, sign up at the Beach Club. You can even

reserve ahead. The tennis courts use a common key that you obtain from the hostess at the Beach Club. There are also pickleball courts at Kehele Park and on Rainier Lane. Children enjoy the play equipment at Kehele Park, so make use of it for the youngsters in your family. The restroom at the park is accessible without a key during daylight hours.

For many of us the streets are our trails from which we can enjoy the spectacular water and mountain views or stroll through wooded areas. But there are also North Bay trails in your greenbelt areas as well as on the south side of Port Ludlow. Maps are available at the Beach Club. If you like to walk the beach, make use of the newly-constructed stairs and trail at the south end of the Beach Club.

A gated RV storage lot is available to LMC members and contract members at reasonable yearly prices. The spaces come either with or without electrical hookup.

Just above the Beach Club is a little building called the "Bridge Deck" and, as the name implies, serious bridge players assemble there, usually on Mondays. The rooms can also be used for meetings and other activities. The building houses a paperback lending library, too, accessed by getting a key to the building from the Beach Club hostess and checking to be sure that the rooms aren't in use.

If you would like to schedule use of the Bayview Room, our party room at the Beach Club, you may do so. The rates are modest for members, and the space is just right for large reunions, memorial services and parties. Ask the hostess about policy regarding use and charges. The Gallery and Gazebo are available for meetings as well as the Bridge Deck, but they do require

Multiple Uses for Squash Court Space?

There are Beach Club members who enjoy playing squash or racket ball in our existing court. However, several members have suggested that we use that space as more of a multi-purpose room to provide activities for a wider range of members.

One suggestion was to purchase a folding table tennis (ping-pong) table that could be fairly easily stored outside of the court when not in use. Another suggestion was to allow the addition of wally ball (like volley ball but played with walls as part of play).

The Operations Committee is exploring the above possibilities, keeping in mind concerns about protecting the court floor and creating potential scheduling conflicts. If you would like to record your preference, ideas or further suggestions, please stop by the Beach Club and leave written comments with the hostess. You may also send an e-mail to: <beachclub@olympus.net>.

scheduling and, depending on the event, some charges may apply.

As in any homeowners association, there are rules and regulations. Without them we wouldn't have such pleasant amenities. Be sure that you are knowledgeable about them. Talk with the hostesses at the Beach Club and be sure you have up-to-date regulations and schedules. The web site <lmcbeachclub.com> also contains a wealth of information. If you have questions, call the Beach Club at 437-9201 or e-mail <beachclub@olympus.net>. Our staff is very helpful and gracious.

All of these amenities are owned by LMC members (that's you!) and they are supported by your dues. Please use and enjoy them.

NOTES FROM THE COVENANTS AND REGULATIONS COMMITTEE

by Catherine Garrison

Living in a Planned Community: What Does it Mean?

Automatic and mandatory homeowners associations are part of an overall concept of residential property ownership. Purchase of the home or lot brings with it membership in the association which provides the structure for operation and management of the residential community concept. Membership includes certain mandatory obligations, financial responsibilities and rules of the association. (The Homeowners Association Manual, by Peter M. Dunbar)

By purchasing into a homeowners association, be it a condominium unit, townhome, or single family home, the homeowner will often live close to his or her neighbors, share common facilities, and voluntarily sacrifice certain freedoms, all for the cause of protecting communal property values and reducing nuisances. Reasonable restrictions, consistently enforced over time, will preserve the net value of the community, individual property values, and maintain a high quality of life for residents. In other words, a homeowners association provides a communal basis for preserving, maintaining and enhancing homes and property.

All homeowner/community associations have basic defining characteristics:

- Membership in the association is mandatory and automatic for all owners;
- Certain documents bind all owners to be governed by the homeowners association;
- Mandatory assessments are levied on each owner in order to operate and maintain the association.

The homeowners association gives continuity to the community, it preserves the architectural integrity and it maintains the club facilities.

Properly run, it promotes the community concept and protects property values.

In order to effectively live in and participate in a homeowners association, owners must understand the legal basis of community associations and the scope and limit of authority of the Board of Trustees, the general manager, and committees. Homeowners associations derive their basic legal authority for their existence, activities and actions from various sources including:

- Federal, state and local statutes;
- Legal documents unique to the association that bind the association and its owners; namely, the LMC Governing Documents.

The governing documents define the rights and obligations of both the association and its owners and set forth rules and standards for the protection of both owners and the community. The general hierarchy of authority in governing documents is:

- 1) Recorded map, plat or plan;
- 2) Declaration; covenants, conditions and restrictions;
- 3) Articles of incorporation;
- 4) Bylaws;
- 5) Regulations.

With good cause, the Board of Trustees may adopt new or revised regulations; however, changes to the bylaws require a vote of the membership.

It is easy to focus attention on the governance aspect of operating a homeowners association. However, a strong sense of community among residents and clear lines of communication will focus everyone's attention on the positive benefits of being a part of the community. Getting involved is the best way to reap the benefits of living in a planned community.

Reference: Community Associations Institute

Annual Report from the General Manager

by Brian Belmont

At the Annual Meeting on April 15, I told the membership about some of the repairs and improvements we have made during the past year. I also presented some of the projects that our staff has been working on that don't really pertain to maintenance but do impact the overall operation. And finally, I spoke of some of our goals for the remainder of this year.

Repairs & Improvements

This past summer the deck leading to the Gazebo and the Gallery was covered with a clean-looking waterproof vinyl decking material.

Last August, we closed the indoor pool for two weeks for replastering. During this down time, our Maintenance Supervisor, Phil Eng, made repairs to the spa, including some tile work and installation of new wall jets. We also replaced the spa jet pump and installed new wall controls.

Our maintenance personnel have taken steps to clean up the RV storage lots. LMC's old merry-go-round was removed along with other abandoned items. There is more cleanup work to be done, but our staff is committed to maintaining this amenity.

The 5-ton heat pump used to heat the Bayview Room was replaced last fall. The old unit lasted nearly 20 years.

As I'm sure you've heard before, the Beach Club is starting to show its age. A fair amount of dry rot was discovered below the lobby floor. We were extremely pleased with the repair work done by contractor David Riggs.

On January 4, Jefferson County gave final approval for the south end stairs that provide beach access between the Beach Club property and the Ludlow Bay town homes. We all owe Carl Jespersen a great deal of thanks for designing and building the stairs. We

(continued next page)

Annual Report from the General Manager *(continued)*

also need to recognize Jerry Nelson, Bill Funke, Jim Laker, Art Moyer and John Van Zonneveld for assisting Carl, who did the bulk of the work. Thanks to all others who helped as well.

Another member deserving special recognition is Peter Joseph. Peter approached Teddy Clark and me about the possibility of raising money to purchase a flat screen television for the exercise area. We agreed that it would be a great addition. In one week Peter received donations from the Ludlow Bay townhome owners. All LMC exercisers are most appreciative.

It took us exactly a year, but on March 15, we finished the women's locker room. The fire that occurred last year was unfortunate. However, the completed locker room adds a fourth shower stall, a third changing stall and, from what the women tell me, provides a warmer room. Because the original locker room floor drains were undersized, new drains were installed. We found that some of the old drains had rusted so that any water going down the floor drains was actually just running out into the dirt under the concrete slab. Our repairs were timely.

Last month, new computers were purchased for the two offices. The computers are networked. In addition, we are now able to provide wireless internet access in parts of the Beach Club for our members. This service requires a password that I can issue.

Staff Projects

LMC staff provides a wide range of services to the membership. Some of it is clearly visible but there is much that members don't normally see. For example, LMC Hostess, Sasha Coffey, was asked to learn how to maintain the LMC website. After a very short learning period, she took over updating the site and has done an outstanding job.

Office Manager Kim Monroe has worked hard at organizing our RV

storage lot records. Kim also took on the task of researching the lien status on properties that were delinquent in assessments. The other half of this task was to figure out which old liens had been satisfied and needed to have releases recorded. With Kim's help we have been able to collect a substantial number of assessments due from prior years. With our new procedures, we are consistently communicating with delinquent owners to let them know their account status, so we are doing better at collecting this year's assessments. Kim was also instrumental in helping develop the Facility Rental and Fee Policy that the Board approved in January.

When I started working here, it didn't take long to realize that we could do better with our management of electronic data. With the help of Kala Point resident, Kathy Shumate, by December we installed a new Microsoft Access database that allows us to import data to our financial software, QuickBooks. It streamlines many aspects of data entry and greatly reduces the chance for error. Since December, Kathy Shumate has donated well over a 100 hours working on this for LMC.

Goals and Future Projects

In a week, maintenance employees Phil Eng and Jamie Flitton will spread top soil on the lawn around the barbeque area and replant it.

Replacement of the 4-ton heat pump used to heat the two locker rooms will take place within the next four weeks.

The exterior of the Beach Club will be pressure washed, prepped and repainted this spring. I expect to see the project completed in June.

The Bayview room perimeter deck is supported by 10 x 10 posts. We have identified five posts that show signs of decay. Necessary repairs will be made during the next two months.

We want a precise layout of both RV storage lots and plan to paint the

perimeter of each RV space so that tenants can visualize their actual rented space. If there is someone who works with computer CAD or mapping programs who would be willing to help prepare a scale drawing of lots and utilities, please contact me.

The tennis courts at Kehele Park are experiencing water damage caused by ground water that flows under the courts during the rainy season. This water causes pressure and leads to cracking in the playing surface. We plan to install a curtain drain around the perimeter to carry the contained water to a ditch on Pioneer Drive.

We also plan to make improvements to Kehele Park bathrooms. Motion sensor lighting will be added, repairs to the leaking roof will be made, plumbing leaks will be repaired and the structure will be painted.

Several windows in the Beach Club have fogged and we hope to have the glass replaced.

Later this spring we plan to replace two concrete sidewalk pads.

Last but not least, the outdoor pool is scheduled to open on Friday, May 26.

I've enjoyed working with our Board and the committees. Their dedication and commitment to the community is admirable. The volunteers in this community keep the operation moving forward by bringing their own backgrounds and skills to the table.

In July of last year, I stepped in as manager taking over for Dick Smith who had worked here for more than six years. The potential for a rough transition was there; however, I was fortunate enough to inherit a knowledgeable and cohesive staff. Kim Monroe, the hostesses, Phil Eng and the maintenance crew have been receptive to new ideas. They helped me get up to speed, and we all can work toward one of our primary objectives, which is to provide services to the LMC membership.

A Summary of LMC Committee Reports Presented at the April 15 Annual Meeting

Finance Committee

LMC Treasurer Ian Feltham, reporting for Bruce Pyles (Chair of Finance Committee), announced that the current financial condition of the LMC is good. As of the end of March there is \$384,226.37 in Operating Funds and \$320,038.55 in the Reserve Account which is now about 80% funded. All funds are in low-risk investments, thus the rate of return is low. A copy of our portfolio is available for any LMC member to review. The Capital Improvement Fund contains \$1,422.24.

The 2006 Budget shows that we expect to spend about 90% of our income on operating the association. Personnel expenses run about 51% of the total with one General Manager, one Office Manager, five part-time hostesses, two full-time and one half-time maintenance personnel. The Beach Club is open 14 hours every day, 362 days a year and we really operate at minimum staffing.

Property and excise taxes in 2005 came to a total of \$11,652.46 including \$10,099.64 to the Port Ludlow Drainage District (PLDD). (The PLDD expenses should drop when start-up loans are paid off, according to PLDD Commissioner Leland Amundson who also gave a report.)

Insurance coverage costs in 2005 were \$25,630.86. We have a million dollars of coverage for the Officers and Directors, General Liability and Fire (two million per occurrence plus guaranteed replacement value), plus 10% deductible per building for earthquake insurance. The fire in the Beach Club may have an impact on future insurance costs.

Finance Committee members commended for their service were Bruce Pyles (Chair), Ken Schneider, Bill Funke and Mike Wilson. Trustees assigned to the committee were Ian Feltham and Michael Platt.

Operations Committee

Teddy Clark, Chair of Operations, reported the following committee accomplishments:

Women's dressing room replacement; clarification of the governing documents relating to Operations; Operations finance and record keeping; exercise room coordination; sale of the pool table; tennis court oversight; rental policy for Beach Club facilities; Replacement Schedule; trees and views teams; RV Park; property maintenance issues; numerous issues having to do with an aging facility; and hostess area reorganization.

Teddy credited members of her hard-working team along with Brian Belmont and Kim Monroe for their many accomplishments.

Committee members during the year were: Teddy Clark (Chair), Michael Cahn, Pat Cooper, Eve McDougall, Paul Mosley, Brad Newell, Carol Shamhart and Sharon Sorenson. Terry O'Brien and John Van Zonneveld were the assigned Trustees. Ex officio members were Brian Belmont and Bruce Schmitz.

Architectural Control (ACC)

Eve McDougall reported for ACC Chair Veronica Ryan. Since April 16 of 2005, ACC received and acted on more than 210 requests, most of which were considered and approved. Among approved requests were 28 new houses, 5 house additions, 1 deck replacement, 1 deck screen, 10 fences, 34 repaints, 18 new roofs, 6 sheds and 67 tree and brush removals. The committee made site visits for every tree removal request; some requests were modified before approval, several requests were forwarded to the Greenbelt Committee, 1 request was forwarded to the Jefferson County Public Works Department and 2 were denied. Also denied were 2 applications to build a detached carport, 2 fences, 2 plastic sheds, 1 repaint, and

one request to build a temporary construction office. Three committee decisions were appealed to the LMC Board of Trustees; two were upheld.

The ACC acted on a number of complaints regarding open trenches, un-screened propane tanks, unauthorized tree removals and wire fences. Most owners responded by complying with the regulations and correcting the situation. Some violation cases had to be referred to the Board where most were resolved. ACC has 19 pending cases at this time and is currently working on new fence and shed guidelines and application forms.

Committee members lauded for their demanding work were Veronica Ryan (Chair), Eve MacDougall, Rae Watkins, Corey Sattler, Stephen Siegiel and Olga Wilson. Trustee representatives assigned to ACC were Terry O'Brien and Sonny Sanzaro.

Covenants and Regulations (CRC)

Catherine Garrison reported that the committee presented five revisions to the corporation's Regulations, including the revision of two entire sections. Revised are: Regulation V, Enforcement and Appeals Procedures; Regulation II, Article III, concerning procedures for new construction standards; Regulations I and II, revising the language regarding trees that are determined to be a hazard; Regulation 1, Article I, concerning outdoor burning; and Regulation IV, a revision of the section concerning LMC Facilities.

The committee recommended revisions to the Bylaws to make them consistent with the Revised Code of Washington (RCW) requirements for homeowner associations. A title change was submitted to use General Manager instead of Business Manager. Language was created for the Communications Committee to become a Standing Committee.

CRC worked in concert with other

Committee Reports (continued)

committees concerned with Regulation changes, and also worked with the Board on developing record retention policies and certification of board-adopted revisions to the governing documents, thus creating a permanent record of all revisions. CRC also worked with the Greenbelt Committee on a review and revision of policy.

The committee established the guiding principle of multiple readings and time for public input before the adoption of any recommended changes. CRC is committed to assisting the Board in creating clear and reasonable rules and regulations to benefit all members.

Committee members graciously acknowledged were Catherine Garrison (Chair), Bill Harju, Sally Orsborn and Terry Sutton. Art Moyer and Amy Recht were Trustee representatives and Brian Belmont was an ex officio member of the committee

Greenbelt Committee (GBC)

Ron Garton reported that the GBC has now considered 151 cases during the past year including requests to trim or cut trees, greenbelt violations and easements through the greenbelt. Thirty-six are now active and most of them involve monitoring for completion. The GBC will also monitor restoration that is to be done by Olympic Water and Sewer following work underway on Rainier Lane.

Other work includes clean up of dead and downed trees including some potentially hazardous trees near a home on Montgomery.

Members of the GBC thanked for their work during the year were Ron Garton (Chair), Dale Allen, Joan Dragnich, Adele Govert, Dean Nelson and Jack Riggen. Grant Sharpe was recognized posthumously for his invaluable contributions to the committee. Trustee representatives were Jerry Nelson and John Van Zonneveld.

Communications Committee

Sally Orsborn reviewed the description and function of the Communications Committee as submitted for approval by the membership as the sixth Standing Committee of LMC.

During the year, the committee developed a four-pronged approach to communications with the membership in which information reached the membership quarterly through the *LOG*, monthly through the *Voice*, periodically through the *North Bay Bulletin* and immediately through the LMC web site.

(See "Ways to Stay in Touch" on page 8 for a description of communications sources.)

Committee members recognized for their individual contributions to the committee were Sally Orsborn (Chair), Catherine Garrison, Penny Sanzaro and Carol Shamhart. Trustee representatives were Amy Recht and Bruce Schmitz. Brian Belmont was an ex officio member of the communications team.

Schmitz Awards Committee Chairs

During the Annual Meeting, LMC President Bruce Schmitz recognized each of the six LMC committee chairs by presenting framed certificates to them. He praised their work as essential to the association and acknowledged the tremendous amount of time contributed by all committee members and the corresponding value to the membership.

The summer LOG will contain names of new committee chairs and members. A new schedule of meeting times will be included. All meetings take place at the Beach Club.

All Ballot Items Pass

LMC voters passed all items that were on the April 15 Annual Meeting ballot.

Results quoted below indicate the affirmative percentage of the total votes that were received for each Resolution. The number of votes cast in each of the following Resolutions varied between 347 and 351. In all cases, the required numbers of votes needed were met.

Resolution: IRS 70-604 Election: Transfer of excess 2006 operating funds to reserves. 99.1%

Resolution: That the audit of 2005 LMC financial statements be waived. 80.2%

Resolutions that the following Bylaws, be amended to bring the LMC Bylaws into compliance with state law as they pertain to:

Article II, Section 2: The calling of special member meetings. 98.9%

Article II: The purpose of Executive Sessions. 98%

Article III, Section 8: Conducting annual independent audits of LMC financial records. 98%

Article IV, Section 6 (d): Conducting annual independent audits of LMC financial records. 98%

Resolution: Bylaws Article III, Section 8, k: Change the title of business manager to General Manager. 95.4%

Resolution: Bylaws Article V, Section 1 (c): Redefine the responsibilities of the Operations Committee. 95.1%

Resolution: Bylaws Article V, Section 1: Establish the Communications Committee as a permanent standing committee under a new subsection (f). 95.2%

For a full report of all voting results, see the Beach Club bulletin board or request a copy from the General Manager. Changes to the Bylaws will be included on the web site soon.

Ways To Stay in Touch

Association Information When You Need It

In the interests of economy and ecology, the *LOG* is now available electronically. If you would be willing to have it sent as a PDF file rather than having it mailed to you, please let us know at <beachclub@olympus.net>. You will receive an e-mail message with the attached file as soon as the quarterly newsletter is available. Even though you might wish to continue receiving your *LOG* by mail, be sure that your current e-mail address is on file at the office.

Now that the LMC website is active and much improved, please make use of it at <lmbeachclub.com>. On it you will find schedules, governing documents, policy, application forms, Frequently Asked Questions (FAQ), and links to other sites such as the *Voice*. Port Ludlow trail information is also linked. Issues of the *LOG* and LMC Board minutes are posted regularly. You can even write an e-mail message to the Beach Club with the click of a mouse. The site is easy to navigate and is your most immediate resource for LMC contacts and information.

For additional information, the *North Bay Bulletin*, sponsored by the North Bay Lot Owners Association, is sent to all LMC members who request it. Notify <portludlowloa@yahoo.com>, and editor Amy Recht will be sure that you are added to the mailing list.

Think of our communications efforts this way: the *LOG* is issued quarterly to carry LMC association information, schedules and long-term notices. The *Voice* comes out monthly and covers news about all of Port Ludlow. The *North Bay Bulletin* focuses on immediate "need to know" news and comes out when notices that affect you need to get out quickly. The web site is your ever-ready reference site.

Reflections from the LMC Past-President

by Bruce Schmitz

Another fiscal year has gone by for the LMC. As I finish my second year as LMC Board president, I reflect on the past two years and give my most heartfelt thanks to other board members, the staff and our standing committees who have made my job so much easier. The Board will be turned over to a new set of officers, and I would like to acknowledge those who have contributed so much to the success of the LMC during the past two years.

The LMC membership should know that we have a great staff that is responsible for the day-to-day direction and operation of the facilities. Brian Belmont joined us as General Manager in mid-June, 2005. Brian has made significant contributions in the overall management of our staff, improving the administration and operation of the LMC and in assuring that the facilities are properly maintained. Kim Monroe manages the office and our hostess staff, responds to our member needs and has taken on additional administrative roles to assist Brian. Many thanks to her and the other hostesses including Sasha Coffey, Alfa Palmer, Mara Denny, Pam Kersten and Ruth Irvin. Phil Eng along with Bob Cartstensen and Jamie Flitton carry out the maintenance, repair and cleaning of our facilities, and assure that they are clean and available for members. My thanks to them. Please let them know you appreciate their efforts.

The LMC has six committees that make it a successful homeowners association. The skill, dedication and volunteering of timeless hours by the committee chairs and the committee members assure that our homeowners association functions properly. These committees are responsible for implementing and enforcing the requirements stated in our homeowners association governing documents.

Teddy Clark has chaired the Operations Committee for the past year. She and her committee monitor operation, maintenance and use of our facilities, recommend policies and rules for use of our facilities, and monitor compliance and institute enforcement of our land use regulations. Veronica Ryan has served as chair of the ACC for the past two years during a time of very high building activity in the North Bay. Veronica and her committee are responsible for the review and approval of all new and major remodel construction within the North Bay, for the review and approval of tree removal on owners' property, and for review and approval of painting and fence installation requests. During the past two years there have been approximately 40 new home requests per year. Ron Garton served as the chair of the Greenbelt Committee for the past three years. Ron and his committee oversee the management of our greenbelt areas and review and approve requests for greenbelt actions. Bruce Pyles served as chair of the Finance Committee for the last two years. Bruce and his committee assisted the treasurer in carrying out his duties, review the monthly financial statements, review and approve all major expenditures and serve as financial consultants to the Board. Catherine Garrison served as chair of the Covenants and Regulations Committee for the past two years. Catherine and her committee draft and propose changes to the governing documents as requested by the Board or to better clarify certain sections of our governing documents. Finally, Sally Orsborn served as chair of the Communications Committee. That committee is now a formal standing committee of the LMC. Sally and her committee are responsible for providing communications to the membership, including the web site and the publication of the *LOG*. To all of these individuals I give my most gracious thanks for a job well done. I encourage you to also let each of them know that you appreciate their efforts in assuring the proper functioning of our homeowners association.

Resort Final Development Status

The Jefferson County Hearing Examiner, Irv Berteig, took final testimony on April 4, 2006 regarding the application by Port Ludlow Associates (PLA) for a proposed major revision to the Port Ludlow resort area. This meeting was a continuation of the initial hearing held on January 17 and 18, 2006.

At the hearing, PLA announced that there were mediation efforts in process between them and individuals that have filed lawsuits against the Olympic Terrace II and the Trendwest developments. If PLA is successful in getting the appellants to withdraw the lawsuits, the current application for the resort revision would be withdrawn. PLA would then work with community organizations to develop a modified plan that may be more acceptable to the Port Ludlow community.

Following the completion of testimony at the hearing, PLA made a formal request to keep the hearing record open until April 24 to give time for the completion of mediation and a possible request to withdraw the current application. The Hearing Examiner agreed to keep the record open. Until April 24, anyone can supply additional written testimony. Such material should not be a repeat of prior submittals, but should present new or additional information pertinent to the hearing. On April 24, the Hearing Examiner will formally close the hearing record and proceed to finalize a decision on the application. Because of the volume of material applicable to the hearing, he indicated that his deliberations and decision would take longer than the normal ten working days.

RV LOT USERS: Please be sure to close and lock the gate after entering and when leaving the RV storage lot to maintain security.

Thank you!

Committee Service

In this expanded issue of the *LOG*, you have read about the many LMC members who generously offered their time and expertise to make this association and community a great place to live.

If you would like to offer your services through one of the LMC committees, please make your wishes known by leaving your name at the Beach Club office and your name will be forwarded to the chair. New committees will be formed soon.

The Operations and Architectural Control Committees meet twice a month; and the Greenbelt, Finance, Covenants and Regulations, and Communications Committees meet once a month. The meeting dates are posted on the Beach Club bulletin board and on the web site, or you may call the Beach Club for that information.

By law, all LMC committee meetings are open to LMC members.

Ad Hoc Committee on Trees and Views

The ad hoc committee appointed by the LMC Board of Trustees to review LMC Regulation I, Article I, Section 9: Trees, Shrubs and Views, held an initial meeting on April 3.

This committee was given the charge to develop a new regulation on trees and views to be voted upon by the LMC membership in April of 2007. The proposed revision must pass a vote of the membership by two-thirds of those voting in person or by proxy if the lawsuit filed against LMC by three homeowners is to be dismissed.

The committee is seeking your input. Please submit letters by way of the Beach Club General Manager.

The committee meets on the first and third Mondays of the month at 2:30 p.m. in the Gallery at the Beach Club. All meetings are open to LMC members.

Community Association Institute Leadership Course

LMC General Manager Brian Belmont has been working with the Washington State Chapter of the Community Associations Institute (CAI) to schedule a community leadership-training workshop in Port Ludlow. This course, scheduled for the Beach Club on May 12, is designed to teach community association history, organization, financial structure, and other topics relevant to working with associations, such as problem-solving and time-saving techniques. Attendees also learn more about fiduciary responsibilities, financial reports and budgeting.

According to Belmont, other associations on the Olympic Peninsula are invited to attend. It will give LMC attendees an opportunity to network and share ideas with their counterparts.

If there is a good turnout for the workshop, it could lead to further LMC sponsorship of educational opportunities available through CAI.

The registration fee for CAI members is \$75, but because LMC is providing the facility, our members may attend for \$50 per person. Trustees, recognizing the importance of having well-trained volunteers, have approved covering the cost for LMC Board members and committee chairs.

The Friday, May 12 sessions start at 8:30 a.m. (registration at 8 a.m.) and will continue until 4 p.m. The fee covers course materials and box lunch. Those planning to attend the workshop or wanting further information are urged to contact Brian Belmont immediately, 437-9201 or <beachclub@olumpus.net>.

Port Ludlow Players Present David Ives Comedies

Four one-act comedies will be presented at the Beach Club on Friday and Saturday evenings, May 19 and 20 at 7:30 p.m. On Sunday, May 21, a matinee performance will take place at 2 p.m.

Tickets go on sale at the Beach Club on May 1. Director Allison Stoppa has chosen playwright David Ives to keep you in stitches with the antics of his merry band of comic characters portrayed by Janet and Terry Barnes, Terry Campbell, Janet and Anna Christensen, Bruce Pyles, Teresa Goode and Bill Shamhart.

We can still use help behind the scenes. If you would be interested in joining the technical crew supporting this stellar cast, or for further information, please call Val Durling, 437-2861.

WE NEED YOU!

HOPL on Saturday, May 13

Mark your calendars for this change of date for the May Homeowner Potluck at the Beach Club. The event will take place on the second Saturday, May 13. Shelly O'Brien will chair the event. Call her at 437-0642 if you have questions. See the May *Voice* and the Beach Club bulletin board for details.

Annual Garage Sale in May

The annual Garage Sale will be held Memorial Day weekend, Saturday, May 27, from 9 a.m. - 4 p.m. in the Bayview Room at the Beach Club. The sale is sponsored by the North Bay Lot Owners Association (NBLOA). See the Beach Club bulletin board for details about reserving tables for items you wish to sell.

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

Those Adorable Canines

Graham Burdekin's article about dogs in a recent *Leader* was humorous and light-hearted. He made the point that, although you might think that your dog is adorable, friendly and never makes messes, you could be the only one.

Truth to tell, greeting friends who have one hand holding a leash and the other a doggy bag (not the kind you take home from a restaurant) makes the daily walk a delightful experience, but seeing an unfamiliar pup headed for you on the run, or stepping in dog-do on the street or the path beside it, can make that daily constitutional less than pleasurable. Please keep those leashes active and clean up after that adorable pet!

When your dog goes out, please go out with it. Thanks to all of you responsible dog owners!

Ludlow Maintenance Commission
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Port Ludlow, WA 98365

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