



## **PRESIDENT'S MESSAGE.....**

*by Bruce Schmitz*

On behalf of the Ludlow Maintenance Commission (LMC) Board of Trustees, I wish you a happy New Year with the hope that 2006 will be a prosperous one for you. I, along with the trustees and committees, look forward to serving you in the coming year.

In mid-December we finally finished the restoration of the women's dressing room that was damaged by the fire that occurred in mid-March. It took much longer than we had hoped, but we trust that the end result is worth the extra wait. We thank the LMC members who alternated use of the men's locker room during the restoration period and for your infinite patience during that time.

LMC finished the calendar year in good financial condition with income over expenses of approximately \$44,000, due in large part to the hard work of Brian Belmont and Kim Monroe in collecting past due assessments. That money will be used to replenish the reserve fund from which major expenses were paid in 2005. The proposed budget for 2006 was sent to the LMC membership in late December and was approved at a special meeting of the membership on January 14, 2006. As a result of our improved financial condition, the board voted to go back to normal Beach Club operating hours effective February 1.

In December of 2004, I announced that a lawsuit had been filed against the LMC by three LMC homeowners. The lawsuit was filed to overturn the requirements of LMC Regulation I, Article I, Section 9 titled "Trees and Views." During 2005, LMC provided answers to interrogatories and supplied other information in response to the request of the plaintiffs. Additionally, both the LMC and the plaintiffs took depositions of selected individuals. In early December 2005, both LMC and the plaintiffs filed motions in Superior Court for summary judgements, with the hearing on that action scheduled for January 13, 2006. If no decision was made at the summary judgement hearing, the lawsuit was scheduled to go to trial on January 30, 2006. On January 9, 2006 a mediation session was held between LMC and the plaintiffs to try and resolve the lawsuit. At the session, both parties agreed to a standstill in the lawsuit until after the LMC April 2007 annual meeting. In the interim time, the LMC will appoint a committee with the charge to develop a new regulation on trees and views to propose to the LMC membership. The committee will be made up of one member each from the ACC and Operations Committees, one member from the LMC Board of Trustees, two members from the community appointed by the LMC board, one plaintiff member and one member from the community appointed by the plaintiff. The committee will issue a report no later than December 1, 2006 and the committee's recommendations (which may include a majority and minority report) will be voted on at the April 2007 annual meeting. If the proposed revision passes by two-thirds of those voting in person or by proxy at the annual meeting, the lawsuit will be dismissed. If the proposition does not pass by a two-thirds vote, the lawsuit standstill agreement will be lifted and the parties may proceed with the lawsuit.

Trees and views are becoming a more contentious issue in North Bay. The above action will give the LMC a chance to provide clarity to the present wording in the "Trees and Views" section of Regulation I, Article I, and will allow the community to reach consensus on how they wish to enforce this issue in the future. The committee will use experts in the field to guide them and will seek community input in order to develop a newly worded regulation on trees and views that will, it is hoped, be acceptable to all. Please, if called upon, give this committee your full support.

### **LMC Board of Trustees**

Bruce Schmitz, President  
John VanZonneveld, Vice President  
Ian Feltham, Treasurer  
Art Moyer, Secretary  
Jerry Nelson, Trustee  
Terry O'Brien, Trustee  
Michael Platt, Trustee  
Amy Recht, Trustee  
Sonny Sanzaro, Trustee

### **LMC Committee Chairs**

#### *Standing Committees*

Architectural Control:  
Veronica Ryan  
Covenants and Regulations:  
Catherine Garrison  
Finance: Bruce Pyles  
Greenbelt: Ron Garton  
Operations: Teddy Clark

### **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

### **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  
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## A Call for Candidates for the LMC Board of Trustees

### *What makes a good candidate for LMC?*

The candidate:

- Is knowledgeable about the community and its governing documents;
- Has prior management experience and skills;
- Is open-minded and fair;
- Has served on one or more of the LMC committees;
- Is an active volunteer in the community.

### *What makes a good LMC member voter?*

The informed voter:

- Attends LMC meetings and learns how the association functions;
- Questions nominees about their vision for LMC and the Beach Club;
- Expects candidates to support the LMC governing documents;
- Assesses what experience candidates would bring to the board.

It's time once again to prepare nominations for the Ludlow Maintenance Commission (LMC) Board of Trustees. Six of the nine trustees of LMC represent the owners of North Bay lots (with or without houses on them) and the town homes. Two of those six trustees are elected each year by the lot and town home owners for overlapping three-year terms. Nominations may be made for those two positions through the North Bay Lot Owners Association (NBLOA) at their February 6 meeting, or they may be made in writing directly to the LMC Board of Trustees. The Admiralty and North Bay condo associations nominate and elect one person per year for an overlapping three-year term. Trustees whose terms expire this year are Ian Feltham and Art Moyer (lot owner representatives) and Jerry Nelson (condo owner representative).

Biographical information will be sent to the membership with the ballots at the end of March, so potential nominees are urged to declare their candidacy early. Qualified LMC members in good standing who choose to run for vacant board positions should agree to serve if elected. The annual members' meeting occurs this year on April 15. All LMC members are encouraged to complete ballots, attend the meeting and also enjoy the cocktail party later that afternoon. Specific information will be sent with ballots.

### NOTES FROM THE COVENANTS AND REGULATIONS COMMITTEE

*by Catherine Garrison, chair of CRC*

The Covenants and Regulations Committee (CRC) has been working with management to establish record-keeping standards. An important step in that direction is to establish, from this time forward, a permanent archival record of changes to the LMC governing documents with a rationale for those changes. As the committee has reviewed the existing documents we have often questioned when and why changes were made and had to rely on the anecdotal evidence offered by long-time members. A permanent record of LMC Board of Trustee adoptions, including the rationale, will now be available for any interested party.

You may have noticed that as the committee brings forward recommendations for revisions, we include a well-thought-out rationale for the changes. We believe that good rules must accomplish exactly what the board intends, therefore a sound rationale is necessary. We also encourage at least two readings of the proposed revisions or additions before adoption to allow for reaction and comment from the membership.

Since we last communicated with you, the board adopted a couple of minor revisions

to the Regulations. The matter of removal of hazardous trees on private property was mentioned three times [Regulation I, Article I, 3 (a), Regulation II, Article I, 2(d), Regulation II, Article III, 1 (a)]. The revised language simply states that if the Operations Committee determines that a tree of any size is dangerous, the property owner will be ordered to remove the tree within 30 days. The full text of the changes is posted on the Beach Club bulletin board and the electronic version of the Governing Documents is updated and available on the LMC website.

The committee is also requesting some changes to the Bylaws. These changes, when authorized by the board, will appear on your spring ballot. Article IX of the Bylaws explains that an amendment to the Bylaws requires an affirmative vote of a majority of the participating lot owner members and the affirmative vote of a majority of the participating condominium owner members. Participation may be in person or by proxy.

One of the revisions will be to make the Communications Committee a permanent standing committee. The board recognizes that regular, accurate communication of LMC business with the membership is vitally important. The establishment of a committee for that purpose will be an

## THE BEACH CLUB

### Hours

*(effective 2/1/06)*

**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:*

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 Schedule

*The outdoor pool is closed for the season, to reopen Memorial Day.*

### 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.

***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!***

important addition to the other standing committees which report regularly to the board.

There are two other recommendations for Bylaw revisions. One is to change the title of our manager from Business Manager to General Manager. Times have changed and the board feels that the expectations and job description of the manager are more aptly described as a general manager. The other recommended revision more accurately reflects the role of the Operations Committee as monitoring the day-to-day operations of the Beach Club. The manager has oversight of business matters, facilities maintenance, and the hiring and supervision of personnel. We assure you, the Operations Committee has no intention of abandoning their responsibilities. These recommendations are posted on the Beach Club bulletin board.

**OUT OF THE ASHES ..... A REBUILT AND RENOVATED WOMEN’S DRESSING ROOM**

*by Teddy Clark, chair of Operations*

Elapsed time between the women’s dressing room fire on March 15, 2005, and the reopening on December 10, 2005, took longer than we had expected. Yet, as life often shows us, a problem can turn into a gift. The obvious gift is the rebuilt-remodeled dressing room that is nearly finished. The updated product is a considerable improvement, as well as a reminder that we have an amazing number of LMC members willing to volunteer their time and share their ideas and expertise in a harmonious way that benefits the entire community. That is indeed a GREAT gift!

On March 15, 2005, the Operations Committee meeting was rather abruptly adjourned due to the fire. Between the date of the fire and our next meeting on March 29, Fire Chief Kier and the insurance adjuster made their evaluations, Service Master began cleanup of the fire damage, Double D Electric restored power to the Beach Club, and Nordic Construction was completing demolition of the fire area. The Board of Trustees, with President Bruce Schmitz, had begun the process of negotiation to ensure that the rebuilding would benefit and protect the members’ investment in the Beach Club.

On March 29, the Operations Committee formed a subcommittee to address the rebuilding of the women’s dressing room. Many members who regularly used the room were contacted to gain their ideas and insight in the process. Taking input from the members involved, Lidija Gregov and Carl Jespersen donated possible design concepts to the subcommittee. After further committee discussion and evaluation, Lidija Gregov, A.I.A.(American Institute of Architects), offered three possible designs. Trustee Jerry Nelson donated lighting concepts and Lidija added the lighting design to the final drawing selected by the committee. Many thanks to those LMC members for their volunteer time and creative ideas.

Once the design was selected, the subcommittee, with member input, addressed numerous issues, such as flooring (which needed to be safe, attractive, easy to maintain and affordable), counters, lockers, cubbies, sauna, toilet stalls, hair dryers, mirrors, paint, clothes hooks, changing space, showers and many more issues. A huge thank you to Jeanne Joseph who was able to take all of that input and coordinate

the products and colors to everyone’s satisfaction.

The subcommittee, as well as everyone involved in the rebuilding process, demonstrated the ability to work together creatively and harmoniously to reach a common goal. By their willingness to share ideas, evaluate what would work and what could be improved---all the while keeping in mind financial realities---the committee was able to achieve a common goal. We can now enjoy the results of their collective time and energy.

Our thanks to the following subcommittee members: Jeanne Joseph, Amy Recht, Sharon Sorenson, Eve McDougall, Jean McCarthey, Peg Councill, Ruth Cabler, Ginny Smith, Mary Lou Neuman, Diggie Funke, Peatt Raftus, Sue Platt (who surveyed the Aquacize Group), Kim Monroe, and the LMC staff.

In the early construction stages, additional problems were discovered that required attention. The large water heater, which was exposed after fire demolition, was leaking and needed to be replaced before reconstruction began. John Van Zonneveld oversaw this project. As the concrete was removed to bring shower drains up to code, it was discovered that the whole drain needed replacing. There were other “gifts” as well, but the good news is that everything in the area of the women’s dressing room is now up to code.

While the rebuilding design was in progress, Bruce Schmitz and the trustees

continued to negotiate with Nordic Construction about the rebuilding process, including the need to meet current building code regulations. Finally, on July 2, 2005, an agreement was made which met with LMC expectations, along with Nordic Construction and Jefferson County Building Codes. Fortunately for all concerned, Brian Belmont had joined us as a General Manager with the experience and expertise to oversee the actual rebuilding process.

Another factor which made the rebuild a big success was the addition of insulation, much needed for comfort and economy. Thanks to Trustees Bruce Schmitz, John Van Zonneveld, Terry O’Brien and Sonny Sanzaro for their extra volunteer hours. Monica Brown and Elizabeth Van Zonneveld did a beautiful job of refinishing the benches. Amy and John Recht donated the diaper changing station. Terry O’Brien built the perfect wood finish around our old unfinished posts in the middle of the room. Last, but certainly not least, a big thanks to all of the guys who were willing to let the women use the men’s dressing room from 7 a.m. to 2 p.m. for many months!

Please express your gratitude to these volunteers for all of their help, energy, ideas and time. And thanks from the Operations Committee: Michael Cahn, Teddy Clark, Pat Cooper, Eve McDougall, Brad Newell, Terry O’Brien, Carol Shamhart, Sharon Sorenson, John Van Zonneveld, and Brian Belmont.

**Preliminary Results from Survey on Financing Options for Remodel**

In late December 2005, the LMC Board of Trustees sent out a survey to LMC members seeking input on the desires of the membership in financing a possible remodel of the Beach Club. Input on three options were requested, including selling selected reserve property owned by the LMC, increasing member annual assessment for a period of approximately 10 years and gifting. As of January 24, 2006, a total of 433 surveys had been returned with the results as follows:

- In favor of selling LMC reserve property-----300 (69.3%)
- Opposed to selling LMC reserve property----- 85 (19.6%)
- Did not vote on selling LMC reserve property----48 (11.1%)
  
- In favor of special assessment-----124 (28.6%)
- Opposed to a special assessment-----141 (32.6%)
- Did not vote on special assessment-----171 (39.5%)

Approximately 10% of those members who returned the survey indicated that they would be willing to gift, at some level, the remodel of the Beach Club. The LMC will continue to tabulate additional survey results as they are received. The Beach Club Remodel Finance Committee will meet shortly to review the survey results and determine future action to take regarding a potential remodel of the Beach Club. The LMC Board of Trustees thanks those members who responded to the survey.

## FROM THE MANAGER'S DESK

*by Brian Belmont, General Manager*

During the six months I've been with LMC, I've appreciated the opportunity to work with so many talented people. The member-elected Board of Trustees contribute so much time and energy in overseeing the entire operation. The committee members also put in a tremendous amount of time and work at tirelessly meeting their responsibilities and making policies and procedures more user-friendly for the membership. And last, but not least, I am grateful for the fine staff I was fortunate to inherit from my predecessor, Dick Smith. Everyone has contributed to making my transition to new General Manager a smooth one.

Here is a list of some of our 2005 accomplishments:

- Restoration of the women's locker room. (See the article on page 2 of this issue).
- With the help of Office Manager Kim Monroe, collection of past due assessments.
- Continued development of the LMC website. Sasha Coffey, LMC hostess, proved herself a quick learner in keeping the site updated.
- Upgrades to the spa; the net effect is a

quieter and more balanced system.

- Removal and replacement of a portion of the floor joists underneath the Beach Club lobby where considerable dry rot was discovered. The work was done by local contractor David Riggs.
- Development of a new database for LMC with the help of Kathy Shumate, a Kala Point resident who volunteered to assist in setting up the system.

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. Again, thanks to Carl Jespersen for designing and doing most of the work to build the stairs. Thanks also to Jerry Nelson for installing the lighting on the stairs and to Bill Funke and others for providing strong backs in assisting Carl.

Another member who deserves special recognition is Peter Joseph. After receiving the approval to do so, within one week he raised the money to purchase a flat-panel TV for the exercise room. The majority of donations came from the town home owners. Exercisers will certainly appreciate this new addition to the room.

## VIEW LOG AND VOICE ONLINE

Now that the LMC website is active and much improved, please make use of it at <lmcbeachclub.com>. On it you will find schedules, governing documents and links to other sites such as the *Voice*. The *LOG* will also be posted on the site, and we encourage you to notify us if you choose to read it online, thereby saving LMC the cost of postage. Send an e-mail to beachclub@olympus.net and we'll notify you about current postings.

Nonresident owners who do not have computer access must now notify the office if you wish to receive the *Voice* at LMC expense. Subscriptions were suspended as of January now that the website is active. Call 360-437-9201 or write to LMC, Box 65060, Port Ludlow WA 98365.

## LMC Committee Attendance

Have you considered visiting or offering to become an active volunteer on one of the LMC committees or subcommittees? Our member association dues stay low compared with other associations because of the efforts of dedicated volunteers.

The Operations and Architectural Control Committees meet twice a month and the Greenbelt, Finance and Covenants and Regulations Committees meet once a month. The meeting dates are posted on the Beach Club bulletin board, or you may call the Beach Club to obtain the meeting dates for each committee.

The committee meetings are open to all LMC members. If you would like to speak to a committee about a particular topic, the committee chair would appreciate a phone call at least four days before the meeting about that concern. That way, you can be put on the agenda and be sure that there will be time in the meeting for you to speak. See page one of this issue for names of committee chairs.

## PUBLIC HEARING HELD ON REVISION TO RESORT AREA

*by Bruce Schmitz*

A public hearing was held on January 17 and 18, 2006, on the proposed revision to the resort area. The application for the proposed change actually consists of four individual applications including a Boundary Line Adjustment of the platting of the remaining lots, a Shoreline Substantial Development Permit, a Major Revision to the Resort and an Administrative Code Interpretation regarding building over the water of the lagoon. In their Staff Report, the Jefferson County Department of Community Development (DCD) recommended approval of all applications except the Administrative Code Interpretation. The hearing was heard by Irv Bertig the public hearing examiner for Jefferson County. On January 17, Jefferson County DCD presented their staff report recommendations, and Port Ludlow Associates and their expert witnesses presented the proposed revision to the resort. On January 18, public agencies, community associations and community members of Port Ludlow gave public testimony. LMC gave public testimony on why the application should be denied.

Due to the complexity of the hearing, a decision will not be forthcoming from the Hearing Examiner in the near term. The record for the hearing currently consists of over 400 separate documents. The Hearing Examiner will hold an on-site visit on February 7, 2006, to view the area to be developed. The hearing will reconvene on February 28 at 1:00 p.m. for additional testimony. Some time after that hearing, a decision will be announced. The Hearing Examiner has indicated that the public record will remain open until the February 28 meeting. Thus, additional comments and input may be given until that meeting. The documents that currently make up the record for the revision are listed on the Jefferson County web site. The list may be accessed by going to the Department of Community Development portion of the county web site and clicking on DCD Quick Links. From there, click on Issue Links and then click on Port Ludlow Resort Plan. If you want copies of any of the documents, e-mail the County and a copy will be sent to you via e-mail. You may also go to the DCD offices and have a printed copy made at \$0.15 per page.

## CONTRACT MEMBERSHIPS AVAILABLE

LMC welcomes contract members who live within the Master Planned Resort (MPR) area and on Ludlow Bay Road. Other than eligibility to vote, contract members have the same privileges as LMC owner-members, including use of the club, pools, tennis courts and RV lot.

At the December 10 meeting, the Board of Trustees set the 2006 contract member assessment rate at \$510.26. This amount includes the additional sales and federal income tax which LMC must pay.