



## LMC PRESIDENT'S MESSAGE

*by Terry O'Brien*

Another "Weather Event?"— or just another way of saying, "there goes the power again." Yes, it has been, and continues to be, the winter that the "Old Timers" of 2030 will call the "Winter of '06...now that was a Winter!"

Through it all, we have been fortunate to have escaped rather unscathed. Yes, we have had property damage and have tossed spoiled food, but to my knowledge there has been no personal injury. I've been told that the rain shadow effect we enjoy also has a wind shadow component. When we view the damage done across the Sound, we can count ourselves lucky.

I would like to address the issue of how we are vulnerable when strong winds strike us. Trees, plain and simple. Home construction is such today that winds of the type we experience, in themselves, do not cause structural damage but falling trees and broken branches, that's a different story.

I have had the chance to drive and walk most of the North Bay since the latest wind and have made a few observations that I would like to share. Many Douglas Fir, a signature tree of the Northwest, have fallen in no apparent pattern. Some of these, by my counting the rings, are well over 100 years old. Why? A search of the Internet educated me about "Phellinus weirii," more commonly known as "root rot," which is a very significant problem in Doug

Fir forests on the west side. No, not treatable.

Alaskan Red Cedar, the other most prominent tree in our community, is not susceptible to this disease, but possesses its own hazard when "pickle forks" and large limbs break off. Not only do the large limbs or forks cause damage, but the point of breaking can leave the tree very vulnerable to rot.

Broad Leaf Maple have relatively short lives and seem to die in increments, dropping large sections in high winds. Wild Cherry, Red Alder and Willow are quite fragile and will break or uproot with little wind if the ground has become saturated.

What to do? No, clear cutting is not the answer. However, thinning, windowing and limbing up can significantly reduce the wind load on conifers. Removing pickle forks on Red Cedar is not easy or inexpensive, but limbing and thinning can be a significant help. Our venerable deciduous trees may need to be dealt with more aggressively. While they generally don't reach the size of the conifers (some maples excepted) they can cause some property damage when falling.

One final comment. We are continuing to build out our community. In doing so, lots are cleared and trees cut exposing other trees to wind patterns they have been protected from in the past. These newly exposed trees need to

### LMC

**Annual Meeting of Members**

**Saturday, April 21, 2007**

**2 p.m.**

**Bayview Room, Beach Club**

Ballots will be sent to members in late March along with information about candidates for the LMC Board of Trustees and proposed changes to the governing documents.

At the meeting, results of the balloting will be announced and committee chairs will submit yearly reports. See your corporation in action!

Board officers will be elected by the board members immediately following the Annual Meeting. The President will subsequently appoint Standing Committee chairs with the approval of the board.

Plan to attend the Cocktail Party following the meeting to greet the new board members. The event is sponsored by Homeowners Potluck (HOPL). All LMC members are welcome.

be carefully looked at to see if preventive measures such as mentioned above are prudent ways to avoid losing the trees.

It's not easy living in a community in the trees by the bay.

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

## LMC Board Positions Open for 2007 - 2008

The Ludlow Maintenance Commission (LMC) seeks candidates for positions on the Board of Trustees, the term to begin in mid-April, 2007. Nominations should be submitted in writing and candidates must agree to serve if elected. Letters of intent to run may be left in the Beach Club office in care of LMC Secretary Art Moyer. Nominations may also be submitted through the North Bay Lot Owners Association and the condominium associations.

Each year, two of the six members of the board representing the lot owners and one of the three members representing the condo owners leave the board while the remaining trustees continue until their rotating three-year terms expire.

Leaving the board this April are Terry O'Brien and Bruce Pyles, both lot owner representatives. Pyles completed the unexpired term of Bruce Schmitz who resigned last year. The two open positions are three-year terms. Amy Recht recently expressed her intent to resign from the board in April. An additional one-year lot owner position would then be open. Sonny Sanzaro continues on the board for one more year. Art Moyer and Ian Feltham, who were elected last April, both remain on the board for two more years.

Elizabeth Van Zonneveld recently stepped into her husband John's expiring term. Vaughn Bradshaw filled Michael Platt's unexpired term. Both are condominium officers. Thus, for the condos there will be one three-year term and one one-year term vacant in this election. Jerry Nelson remains on the board for the next two years.

According to the governing documents of the corporation only lot owners vote for their representatives and condominium owners vote for theirs. Appointed board members filling unexpired terms during the course of the year must run for re-election should they wish to continue serving.

### 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 in early May.

#### 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.

committees? You may want to travel part of the year. Please don't let that stop you. We accommodate vacationers quite happily.

If you don't want to commit to a particular committee or board, do you have experience in a field such as design, electrical work, structural engineering or forestry and could act in an advisory capacity on a short-term basis? Do you have expertise in desktop publishing or journalism? Get word of your area of expertise to Brian Belmont, the General Manager at the Beach Club, and he'll send your name to the proper source.

Now is the time to make your wishes known! Be one of the many who, over the years, have helped to keep our homeowner fees low.

## Calling All Members .... Help Wanted!

In the nearly 40 years that LMC has been in existence, there has been no tabulation of the estimated number of hours volunteers serving on boards and committees have devoted to the corporation on behalf of all of us. It would be interesting to calculate what we would have to pay workers per year to accomplish the tasks our committees and board take on and what our homeowner fees would be to compensate them for their work. Because of their dedication, our yearly assessments are quite possibly the most reasonable in the Northwest given the amenities we have in North Bay.

We're coming to the end of a term in mid-April, a time when new board members are elected and new committee members are appointed. Many folks have been serving the LMC community for a good long time and are ready to step aside and involve members new to the community. The work is enjoyable, the hours are variable, the companionship is delightful and the pay is -you guessed it-absolutely nothing. It just doesn't get better than that.

Please consider your strengths, prior experience and skills. Where might they be utilized on one of the

## FROM THE MANAGER'S DESK

by Brian Belmont

My usual report covers what we have done, what we are doing and what we are going to do. This article won't be any different, except that I want to emphasize how important a cohesive staff is to any operation, especially one such as ours that is all about service, specifically, service to our LMC members.

### Kudos to the Staff

We (you, the members, and I as the General Manager) are fortunate to have employees that care about the community and the people that are part of it. As the Manager, I regularly receive member feedback and see examples of staff taking extra steps to provide service to our members. Off-duty employees often check in with co-workers just to make sure things are going well and to let them know they are available if needed. Staff members also take time to give decorating and catering ideas to homeowners planning a function at the Beach Club. Sometimes they simply take time to listen to members who are frustrated about things that may or may not be LMC related. These are just a few examples of LMC employees taking time to provide exceptional service.

Of the eleven current employees, we have four that have been part of our staff for a significant part of LMC's 39-year history. Part-time hostess Alpha Palmer has worked at the Beach Club for nearly 30 years; Maintenance Supervisor Phil Eng, 22 years; Office Manager Kim Monroe, 20 years and evening maintenance worker Bob Carstensen, 17 years. To complete our hostess staff we have Ruth Irvin, Mara Denny, Susan Barkus and Carol Shamhart. In addition to Phil and Bob, our maintenance staff has two new additions. Dick Jovag, who previously worked for LMC, has rejoined our staff as a part-time maintenance employee. John Hengstebeck has also been hired as a part-time maintenance employee. I appreciate their service and caring and hope you do, too.

### Beach Club Improvements

And now for the meat and potatoes of my report:

Last November, twelve windows were replaced at the Beach Club. Eight clerestory windows in the Gallery and two windows in the reception area were changed because seals were broken and they had fogged up. Some wood frames were deteriorating as well. We also installed two new windows that slide open in the downstairs hallway in an effort to improve air circulation during the summer months.

### Travel Trailer for Sale

Recently, LMC became the proud owner of a 1972, 15' Aljo travel trailer when a previous owner sold his LMC property and moved...without the trailer. The trailer was abandoned in the RV storage lot for a couple of years until, with the assistance from the Department of Licensing, we were able to identify and locate the owner. When LMC Office Manager Kim Monroe called the owner, he offered to sign over the trailer to LMC rather than come back to Port Ludlow to pick it up. We are now attempting to sell the trailer and are asking \$700 or the best offer. For being 36 years old, the trailer appears to be in pretty good shape. Interested parties, contact me for more information. (437-9201)

### Community Maps on LMC Website

I would like to recognize the contribution of LMC member Corey Sattler who has provided LMC property maps of the community. We have posted, with Corey's permission, three different versions of his maps on the LMC website [www.lmcbeachclub.com](http://www.lmcbeachclub.com), under the General Information section. Because of the detail in the maps it may take a minute or two to load depending on individual connection speeds. The maps are .pdf files and are formatted for 8 1/2 x 11 inch printing.

### Upcoming Projects

Throughout 2007, there will be many repair and maintenance projects underway in and around the Beach Club. Through this newsletter, board meetings, bulletin boards and our website [www.lmcbeachclub.com](http://www.lmcbeachclub.com), I will work towards keeping the membership informed of what's happening.

The first significant project is repairing the spa. We found that behind the wall tile in the spa the wall was cracked allowing water to leak out (presumably underground). It is my guess that the leak in the spa wall has been there for quite a while, possibly due to ground settling. It wasn't until we capped off a water-balancing line between the indoor pool and spa that the leak became obvious. We are in the process of getting bids for the repairs and hope to have those proposals available for the board to review in March. I anticipate that the spa will need to be closed for at least a week while the repairs are made.

### Locker Room Courtesy

Currently, we have no age limit covering children who accompany parents of the opposite sex into locker rooms. After discussing this with the Operation's Committee, it was agreed that defining an absolute age to fit all circumstances was difficult and that common sense should be used. For instance, if a father is alone and wants to bring a young daughter into the men's locker room because he isn't comfortable sending her into the women's locker room alone, he should wait for the male occupants to leave or should advise them of his dilemma and work out a plan so as not to put the other users in an uncomfortable position.

### Exercise Equipment Users

To help reduce wear and tear of the LMC exercise equipment and to reduce unnecessary equipment "down-time," please wear only clean gym shoes while using the equipment.

## BOARD APPROVES POLICY CHANGES

by Catherine Garrison

### Conflict of Interest Policy

The Covenants and Regulations Committee crafted a conflict of interest policy which applies to members of the board, management, employees and committee chairs. The policy was recently approved by the LMC Board.

Board members volunteer for a number of reasons ranging from a desire to participate in decisions affecting their community to a personal need for a challenge. However, many of them accept these positions without appreciating the nature of the responsibility they have undertaken. Board members owe the association both a duty of loyalty and a duty of care; a violation of either could lead to personal liability. Although liability insurance and indemnification provisions in association legal documents offer some protection, it's vital that board members and community managers identify conflicts of interest and deal with them as they arise.

The fact that the association is a corporation not for profit or that the members of the board are volunteers and unpaid does not relieve them from the high standards of trust and responsibility that the fiduciary relationship requires. When a member accepts a position on the board, he or she is presumed to have knowledge of the duties and responsibilities of a board member.

Board members cannot be excused from improper action on grounds of ignorance or inexperience, and liability of board members for negligence and mismanagement exists in favor of the association and the property owners. Thus, within the

## PROPOSED BYLAW CHANGES GO TO LMC MEMBERS

The LMC Board accepted five modifications to the Bylaws to go out for a vote by the membership on the April ballot. The five Bylaw changes were recommended by the Covenants and Regulations Committee (CRC) and will, in some cases, simply bring that document into compliance with state law. Text and rationale for each change will be included with the ballot and are currently posted at the Beach Club.

Amendments to the Bylaws require the affirmative vote of a majority of the participating lot owner members and the affirmative vote of a majority of the participating condominium owners. Therefore, we urge you to make your voice heard and return your ballot by the April deadline. Active member participation is the best way to protect and guarantee sound governance of the corporation.

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context of this duty owed to the association and owners, the board members make decisions and establish policies on behalf of the association and it is then up to the officers and agents to implement the same.

### Corporate Records Policy Approved

Washington State Statute requires that the corporate records be open for inspection. A new board policy sets standards for record access.

### Proposed Changes, Policies Posted

Copies of all of the above policy changes are posted on the bulletin board at the Beach Club.

The Covenants and Regulations Committee meets monthly on the second Tuesday at 9:30 a.m. in the Beach Club and we welcome your comments.

## Be a Pro-Active LMC Member!

by Sally Orsborn

The Regulations of our corporation provide the greatest support we have for binding our community in fairness and consistency. They are the rules we live by. They tell each of us as owners what we are to do to be good neighbors. They should be clear and concise. There should be no ambiguity and no entitlement granted to certain members, nothing irrelevant.

Haven't read them lately? Obtain a current copy and, this time, do more than just read them. Take time to evaluate them as well as informing yourself. Read them thoroughly and judge them by the following criteria:

*Are they fair? Are all members to be treated equally?*

*Are they clearly written? Do you, as a member of the corporation, know from reading them exactly what you are responsible for doing in each given circumstance?*

*Do they make sense in terms of the present, or are they outdated or inaccurate?*

*Are there Regulations you are convinced should not be there? If so, have you taken time to put your concerns into writing and sent them to the LMC Board of Trustees to be referred to the Covenants and Regulations Committee (CRC)?*

Do you have a neighbor who is not abiding by one or more of the Regulations? Here's what you can do: Point out the specific Regulation in violation and politely ask that neighbor that it be observed. If that fails, document your attempt and send a letter to the Secretary of the LMC or leave it in his box at the Beach Club. He will see that it is directed to the proper committee for action.

Don't have a current copy of the LMC Regulations? Ask for a hard copy at the Beach Club or go to our web site: [lmbeachclub.com](http://lmbeachclub.com). Regulations are always updated after any changes are approved by the LMC Board.

# Know Your Governing Documents

First in a Series Concerning the LMC Governing Documents: What is a Covenant? *by Catherine Garrison*

*The Ludlow Maintenance Commission, Inc., (LMC) has a “bundle” of governing documents. They are: Typical Restrictive and Protective Covenants; Articles of Incorporation of Ludlow Maintenance Commission, Inc.; Bylaws; and Regulations. This is the first in a series of LOG articles designed to help you get to know them better and demystify some of the terms associated with them. The series begins with Typical Restrictive and Protective Covenants.*

## What are CC&Rs?

We hear the term CC&Rs bandied about. What are they and what do they have to do with to us?

Simply stated, they are restrictions which affect a common interest community. In the case of the Ludlow Maintenance Commission (LMC) they are found in the “declaration” of the covenants, conditions and restrictions (CC&Rs). This fundamental title document establishes the common interest community and describes the limitations, rights and responsibilities of ownership: it is referred to as a declaration. Most community associations base their rule-making authority on the Uniform Acts. The Uniform Acts specify owners of association boards. According to the Uniform Acts, association boards of directors may:

- Adopt and amend rules and regulations;
- Regulate the use, maintenance, repair, replacement and modification of common elements;
- Impose charges for late payments of assessments and, after notice, take reasonable actions for violations of the declaration, bylaws, and rules

and regulations of the association;

- Exercise any other powers necessary and proper for the governance and operation of the association.

In addition, the Revised Code of Washington State, Chapter 64.38 provides consistent laws regarding the formation and legal administration of homeowners’ associations.

## What is a Restrictive Covenant?

Okay, so what is a “restrictive covenant?” It is a promise in a written contract or a deed of real property. Mutual covenants among members of a homeowners’ association are promises to respect the rules of conduct or restrictions on use of property which are part of the recorded covenants, conditions and restrictions which govern a development. Covenants, which run with the land such as permanent easement of access or restrictions on use, are binding on future title holders of the property.

## How is LMC Affected by Them?

The Typical Restrictive and Protective Covenants of the LMC contain eleven sections: Membership in Maintenance Commission; Assessments and Lien; Land Use; Architectural Control Committee; Easement, Roads and Reserve Property; Nuisance or Offensive Use; Utilities; Amendments; Enforcement; Severability; Integrity of Lots.

## Can They be Changed?

The LMC Restrictive and Protective Covenants may be amended or terminated by declaration signed and acknowledged by owners of at least 80% of all lots within the platted areas subject to the “declaration.” Simply stated, 80% of lot owners

must agree to any alteration or revision to the covenants.

## How has the Community Changed?

The original vision for the community was a vacation destination resort, condominiums and second homes. With increased development on the Olympic Peninsula things changed drastically and Port Ludlow quickly evolved into a community of substantial permanent homes with a population of year-round resident families in both the homes and the condominiums. There has been less emphasis on the resort aspect of the development.

## Do Covenants Affect our Lives?

Currently we have four pages of covenants and 27 pages of regulations. Is this reasonable? The Covenants and Regulations Committee grapples with these issues monthly in the interest of presenting what is in the best interest of all members of the corporation. Don’t ever lose sight of the fact that this is a corporation in which you all have a vested interest.

## Is Anyone Paying Attention?

The Covenants and Regulations Committee is committed to active inquiry and debate in reviewing and recommending revisions to any of the governing documents. First, those documents must be in compliance with the law. Secondly, the LMC governing documents must stand for the protection of the corporation and the stakeholder membership. No revisions or amendments should be advocated for or approved for the convenience of special interest groups or for individuals with a particular point of view.

## SUMMARY OF ACTION ITEMS FROM RECENT LMC MEETINGS

*compiled by LOG Editor Sally Orsborn*

*The Board of Trustees of the Ludlow Maintenance Commission (LMC) recently changed monthly board meetings from the second to the third Saturdays of the month. Previously, meeting reports could be submitted to the Voice to be printed the following month. With the change in meeting dates, that is no longer possible, therefore summaries of pertinent action items from LMC meetings will appear quarterly in the LOG.*

### **November 18, 2006**

The Covenants and Regulations Committee (CRC) was directed to address the inconsistency in voting requirements between the LMC Articles of Incorporation and the Bylaws.

An ad hoc committee was formed for the study of financing a Beach Club remodel expansion.

The board agreed to a request from the ad hoc Tree/View Committee to extend the deadline for a report to the board from December 1, 2006 to February 1, 2007.

The LMC board will present a position paper to the hearing examiner as LMC testimony concerning the developer's proposal for a build-out of Ludlow Bay Village and conditional construction of Admiralty III.

### **November 20, 2006**

#### **Special Meeting of the Board**

The Contract Member Assessment, the Long Term Rental Assessment and the Resort Assessment Rental Rate were set at \$537.82 including state sales tax; Annual Dues (assessments) for all LMC properties was set at \$421.71; Late Payment Penalty was set at the equivalent of 10% per annum. All are in accord with the LMC governing documents.

A member survey on whether to offer to sell the west (upper) parking lot property will be sent.

In accordance with the LMC Delinquent Assessment Collection Policy foreclosure proceedings will begin on

three properties. Letters will be sent to affected owners.

### **December 16, 2006**

#### **Special Meeting of the Members**

The 2007 Budget was approved by a vote of 221 to 11.

### **December 16, 2006**

Employee raises, benefits and bonuses were set.

A contribution of \$1,000 will be sent to the Port Ludlow Village Council (PLVC) Trails Committee paid from the balance of funds from the Greenbelt Committee's 2006 budget.

### **January 20, 2007**

Five Bylaw changes were approved to be placed on the April ballot for member vote, texts to be sent with the ballot. (Proposed changes are posted on the Beach Club bulletin board and are posted on the website).

Three Regulation changes were approved by the trustees. (See enclosure with this copy of the LOG.)

A Conflict of Interest Policy and a Records Access Policy were approved.

### **February 4, 2007**

#### **Special Meeting of the Board**

A report from the ad hoc Trees and Views Committee was accepted. The proposed regulation prepared by that committee was referred to the Covenants and Regulations Committee (CRC) for a review of consistency with the governing documents.

### **February 17, 2007**

One foreclosure proceeding (of the three previously mentioned) will begin.

A new LMC Paid Instructor Policy and Form was approved.

The board rescinded the previously approved motion to have the Covenants and Regulations Committee review the proposed regulation submitted by the ad hoc Trees and Views Committee. The proposed regulation would instead

be presented unchanged to the LMC membership for a vote, accompanied by the following explanation: "This regulation is proposed to replace the existing Regulation I, Article I, Section 9 ('Tree Height Regulation') in the LMC Regulations. The wording was developed by an ad hoc committee formed by a settlement agreement that resulted from mediation to resolve a lawsuit. The proposed regulation is exactly as provided by the ad hoc committee and has not been reviewed by the LMC Covenants and Regulations Committee." The wording of both the current regulation and the proposed replacement will be presented.

After April 2007, LMC will discontinue making the \$200 per month contribution to the *Voice* for publication of LMC Board and committee activities.

*For complete minutes of meetings and committee reports, please see the Ludlow Maintenance Commission (LMC) web site at [lmcbeachclub.com](http://lmcbeachclub.com). Minutes are posted on the site as soon as they are approved and are also posted on the bulletin board at the Beach Club. Past copies of the LOG are also posted on the web site. Attend board meetings! Get involved and stay informed!*

At their February meeting, the LMC Board expressed gratitude to Jerry Nelson for the donation of a fine generator for the Beach Club. Jack Riggen was also recognized for his services "above and beyond" in improving the greenbelt areas.

Survey Results on  
Selling the Upper Parking Lot  
Yes: 223  
No: 211

## Donations from Dine and Discover, NBLOA Welcomed

This past fall, Dine and Discover donated \$500 to LMC to be used towards the purchase of a coffee brewer designed to fill pump-pots. To purchase six pump-pots and the coffee brewing system would have cost approximately \$1,100. At the time, without other donations, we elected to purchase only the pump-pots. Recently, the North Bay Lot Owners Association (NBLOA) donated \$300 to be used towards the purchase of the coffee brewer. With LMC paying the difference of approximately \$300, the new coffee brewer was purchased and has been installed. NBLOA's and Dine and Discover's generous donations are very much appreciated.

## Several Developer Issues Concern North Bay Community

*by Terry O'Brien and Elizabeth Van Zonneveld*

### Timeshare Plans Withdrawn

Wyndham Resort Development Company (formerly Trendwest) withdrew the application for an amendment to the development agreement and no longer intends to build a timeshare facility at the old log dump site in Port Ludlow Bay. Trendwest entered into a purchase and sale agreement on September 18, 2004 to purchase the 14.66-acre site parcel at Ludlow Cove II from Port Ludlow Associates (PLA) for the timeshare vacation club.

The Ludlow Maintenance Commission (LMC) Board of Trustees has argued consistently that the site is not a permissible use of the property zoned Single Family Residential. Hearing Examiner Stephen Causseau, Jr. recommended to Jefferson County that the Trendwest application not be approved. Further scheduled hearings on the issue will not take place. According to Randy Verrue, PLA will proceed with a plan for residential units at the Ludlow Cove II site.

### Ludlow Bay Village and Admiralty III

The LMC Board has offered testimony to the Hearing Examiner that the proposed boundary line adjustment requested for Ludlow Bay Village should not be allowed.

Ludlow Bay Village is currently platted for Townhomes on fee simple lots. PLA would ask that the land be rezoned as condominiums on commonly held properties. By doing so it would increase the number of housing units in Ludlow Bay Village by 42. The LMC Board has argued that this violates the Master Plan for Port Ludlow and should not be allowed. The board further argued that it is in violation of the CC&Rs of Ludlow Bay Village.

The plans for the construction of Admiralty III are incomplete at this time and should not be accepted. While the addition of a community playground, park, trails and walking paths is commendable, the provision for ownership and maintenance is being thrust upon the Port Ludlow Village Council, the LMC or Admiralty III instead of the Resort.

With the increased density and the marketing plan for both Ludlow Bay Village and Admiralty III it is apparent that the Beach Club would be a draw for these buyers. PLA has made no offer to support any expansion or remodel of the Beach Club to accommodate the increased usage.

### Proposed Marina Expansion

PLA has reduced the original application for 100 additional slips to about 60 slips. The revised proposal is now under consideration. Relocating the Harbormaster restaurant and adding a new marina office and retail shop space will increase parking demands. With the proposed added condominium traffic and parking, separation of vehicular traffic from pedestrians is a necessity for safety. Some of the paths proposed are on LMC land and PLA must approach the LMC for resolution of this issue.

### Opinion Issued

Hearing Examiner Irv Berteig issued his opinion for the resort revision on February 12 allowing the developer's application with a number of conditions. Among those conditions would be the expansion of the north entrance to the resort area (by the old Conference Center) bringing the roadway up to Public Works Department standards.

Appeals to the Examiner's decision must be filed with the County DCD before February 23, 2007.

## END OF AN ERA

### Our Thanks to Bud Johnson!

Since 1992, the North Bay home of Everett "Bud" Johnson has been the North Bay Communications Center for the Port Ludlow Emergency Services. Except for an occasional time off for a vacation to Hawaii, his voice was the one that Captains and Co-Captains from both North and South Bays would hear at check-in four times a year. January 2, 2007, a different voice came over the family radios from a new location, the Beach Club Gazebo.

When the Johnsons moved to Ames Lane, Bud immediately installed a ham radio antenna and subsequently a Packet Radio Station to relay messages directly to the Sheriff's office by computer when, and if, all other means of communication were down or overtaxed. Over the years, this means of reaching residents in an emergency, such as an earthquake or tsunami, became obsolete and was replaced by cell phones and family radios which required no FCC license to operate. Fortunately, the "Big One" never came, although some would argue our recent wind, rain and snow storms came as close to emergency status as we have seen in many years.

Although no longer the North Bay Coordinator, Bud's voice will still be heard checking in to the Port Ludlow Boaters Net every morning. He has been a ham radio operator since 1945 and plans to continue his support of amateur radio. When the real emergencies occur, such as Katrina, ham radio operators can be counted on to help.

### HOPL Spring Schedule

Mark your calendars for the following events sponsored by Homeowner Potluck (HOPL):

**March 17 St. Patrick's Day Potluck**  
**April 21 Cocktail Party following the LMC Annual Meeting**  
**May 19 To be Announced**

**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  
 Elizabeth 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: John Van Zonneveld

**LOG Editorial Staff**

Sally Orsborn, Editor  
 Catherine Garrison, Terry O'Brien, Lenetta  
 Johnson, Amy Recht, PennySanzaro,  
 Carol Shamhart, Brian Belmont

**Electronic North Bay Bulletin**

Would you like to receive current notices of events of interest to Port Ludlow North Bay residents? Do you have an e-mail address? Then sign up to receive the North Bay Bulletin!

The North Bay Bulletin contains news and social announcements which may be of interest to North Bay residents. It is published by the North Bay Lot Owners Association and is e-mailed only to those who request to receive it. The North Bay Bulletin has no set publication schedule as it is issued when there is a need to remind residents of upcoming events in the community or to inform them of time-sensitive issues. If you would like to begin receiving the North Bay Bulletin, send your e-mail address to: PortLudlowLOA@yahoo.com.

Continue to send informational and social event articles for the *Voice* to Lenetta Johnson, budandlenetta@gmail.com, deadline: the 10th of the month.

**Emergency Preparedness Concerns**

It is imperative that your Block Captain knows of particular health concerns in your household. In case of a disaster, that captain can more readily direct emergency help to you as soon as possible. Contact Phil Norwine at 437-7662 if you don't know the name of your block captain. He heads Emergency Preparedness in North Bay and will give you the information you need.

**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**  
**Post Office Box 65060**  
**Port Ludlow, WA 98365**

PRSRT STD  
 U.S. Postage Paid  
 Port Hadlock  
 WA  
 Permit No. 8

The following are revisions to the LMC Regulations approved by the Board of Trustees on January 20, 2007. The revised text is shown in *italic* print. Please update your manual.

Current Governing Documents are available on the LMC website (LMCbeachclub.com) and print copies are available at the Beach Club.

• **Introduction to Regulations (6) and (7): Additional Rules and Regulations and Amendments**

Rationale: The Board of Trustees has the authority to adopt and enforce rules and regulations [Articles of Incorporation, Article VII (i) and (j).] The committee recommends that all additions or amendments to the Regulations go through at least two public readings before adoption and that this practice be formally inserted into the Regulations.

6. Additional Rules and Regulations. Acting under the Covenants, Articles of Incorporation and Bylaws, the LMC *Board of Trustees* may make and enforce additional rules and regulations over and above applicable State and County Codes. (*Articles of Incorporation, Article VII (i) and (j)*).
7. Amendment. These Regulations are subject to future amendment and addition at the discretion of the LMC *Board of Trustees*. [*Articles of Incorporation, Article VII (i) and (j)*]. *Prior to approval all proposed amendments and additions to the LMC Governing Documents including the Regulations shall be subject to at least two public readings at regularly scheduled meetings of the Board of Trustees.*

**Recommendation:** Approval.

• **Regulation II, Article II, Design Considerations (16) Fences (a)**

**Rationale:** Bylaws, Article V (a) states that the ACC will serve as a consultant to the Board of Trustees for projects involving design, construction, or alteration of the corporation's own facilities. Language exempting the LMC from the rule prohibiting the installation of chain link fence is recommended. For purposes of safety and security the LMC must be allowed to install chain link fences around tennis courts, pools, storage areas, and catch basin ponds and any other area where it is in the best interest of the safety and well-being of the public.

16 (a): All fencing materials, finishes, designs and placement must be approved by the ACC. Effective March 12, 2005 chain link fencing will not be approved. *The corporation is exempt from the prohibition against chain link fencing exclusively for purposes of safety, security and the well-being of the public. Examples include but are not limited to: pools, tennis courts, storage areas, and collection ponds.*