



# The Navigator



A Report on the Activities and Planning of the Ludlow Maintenance Commission

June 2009

## President's Message

In recent years following the LMC Annual Meeting, the Board of Trustees has held an Orientation Workshop, familiarizing new board members with the layers and language of the State Law and Governing Documents under which the LMC must operate. During that workshop board members present also develop a set of goals to be achieved during the year ahead.

A common theme among all board members this year was the need to review policies and procedures for each of our committees, Operations, Architectural Control, Greenbelt, Covenants and Regulations, Finance and Communications. Committees and trustees are looking for inconsistencies in language and contradictions in requirements, such as the time limits established for committees to respond to owner's requests.

Almost as important to board members in setting goals was reviewing the progress made toward solving problems and addressing issues identified in the last Long Range Plan for LMC five years ago. Several questions arise such as how much change has occurred in the makeup of our community? Are there more young families? More full time residents? More or fewer rental residents? Are we moving in the right direction in the minds of our members? You will get the chance to speak up on these questions during this year and add thoughts of your own.

We have outlived our old long range plan. We are entering a new five year period during which we can expect to see new growth and new members in the Ludlow Bay Resort area, in filling of new housing in established neighborhoods, and finding ways to make old facilities meet our recreation needs. Planning now must be more immediate and find real solutions to these realities as the nation and Port Ludlow enters this period of economic recovery. One comment often heard in the discussion of how to find funds to deal with an aging clubhouse is, "Why don't they just spend all that reserve money they have put away?" or "Why are they saving that and looking for more?" Reserve funds aren't just a lump of savings. Each asset included on our replacement reserve list has a separate life, and an estimated replacement cost. The intent is to have saved enough to replace each item as it wears out. Remodeling the main room and kitchen of the Beach Club, for example, could use some of our reserves, like the money for roofing that area. Other reserve funds such as swimming pool filter system replacement money cannot be used for that purpose. If you have thoughts, questions or comments, please take a moment to send them to any board member; to me at [evz@cablespeed.com](mailto:evz@cablespeed.com); or to Brian Belmont, LMC General Manager at [beachclub@olympus.net](mailto:beachclub@olympus.net).

Elizabeth Van Zonneveld, President

## Manager's Report

by Brian Belmont, General Manager

Port Ludlow residents have been rewarded for enduring this year's chilly spring in a big way. Since mid May we have been enjoying exceptional weather.

The outdoor pool opened on May 22 and will remain open until late September. Beginning June 15, we will close the indoor pool for approximately 10 days so that our maintenance staff can drain and acid wash the indoor pool which will remove the stains and brighten up the pool plaster. During the shutdown the indoor concrete pool deck will be cleaned and repainted. In addition there are several other maintenance items planned for the indoor pool area during the shutdown.

The much discussed men's locker room floor drains have been replaced by Perdue Construction. Total cost of this project was \$16,270 which was funded from the LMC reserve account.

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Within the past few weeks new heat pumps have been installed at the Beach Club. The new heat pumps are used as the primary heat source for both swimming pools and the spa. The new equipment will provide considerable operating cost savings as compared to the propane pool heaters that were previously used.

In order to install the new heat pumps electrical modifications were required. LMC member Steve Siegiel was very helpful in preparing the electrical bid specifications and design that was used to power the new heat pumps.

In May new carpeting was installed in the upstairs offices, hallway, lobby and stairs. When removing the old carpet, we encountered some underlayment problems in the Bay View room. Peninsula Floors and Furnishings made the necessary repairs and did a good job installing the new carpet.

This year has been financially challenging to many LMC members. Currently there are 24 properties with past due assessments totaling nearly \$16,000. Of the 24 properties LMC has received notification of personal bankruptcies and foreclosures on three properties. I would like to encourage owners that are past due in their assessments to contact me at the Beach Club so that a payment plan can be established. By having a plan in place additional collection costs can be avoided.

Enjoy your summer hope to see you at the Beach Club. If you have questions please feel free to contact me at 360-437-9201 or by email at [beachclub@olympus.net](mailto:beachclub@olympus.net)

## **GREENBELT RECOMMENDS NEW POLICIES REGARDING TREE-TOPPING AND GB CLEANUP**

*by Ted Buehler*

Much of our "Village in the Woods by the Bay," approximately 57 acres, is comprised of greenbelt. Most of us believe this represents one of Port Ludlow's most valuable resources. While all LMC members share the responsibility for preserving it, the immediate responsibility falls upon the Greenbelt Committee (GBC).

Two GBC topics almost always guaranteed to spark a heated discussion involve:

1. How to maintain a realistic balance between protecting our trees, while at the same time protecting our mountain & water views, and
2. Whether the GB should be (a) maintained in a totally natural state, (b) cleaned up with brush, snags, & noxious weeds removed, or (c) turned into a park with mowed grass.

After a year of study and discussion with experts in the field including foresters, arborists and the Fire Dept., the GBC has changed our approach to both issues.

**TREES & VIEWS** - The focal point in this discussion is usually tree-topping and was reported in detail in a recent VOICE Article. After much research, our new policy is to consider tree topping as a last resort, when the only viable alternative is to eventually remove the tree, and then only as an interim measure to allow planted trees to achieve an acceptable height before the topped tree is actually removed.

**GREENBELT CLEARING** - Past practice has been to leave fallen trees and branches on the greenbelt to form a habitat for wildlife, prevent erosion and create mulch. Also faced with a limited budget, it was less expensive than having the logs and branches removed. The downside of this policy is that leaving debris on the greenbelt creates more of a fire hazard, provides a home for undesirable insects and acts as a barrier to walking through and otherwise enjoying the greenbelt.

The problem could be summarized as follows: 1) it is expensive to remove fallen trees, 2) without additional help, members are reluctant to take on the task of cleaning up the greenbelt, and 3) the committee hadn't sufficient staff to provide all of the help needed.

Faced with the same budget constraints, the GBC needed a plan to remove dead snags and fallen trees, clean up road intersections to improve visibility, and develop a team of volunteers to assist LMC members, and thereby encourage them to participate in cleaning up the greenbelt near them.

**SOLUTION** - To get rid of the trees we re-instituted an old GBC policy of giving away free firewood, on condition that the recipients would be available to assist on other

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GBC projects. This gave us the cadre of volunteers to help the members who wanted to clean up the greenbelt but did not want to tackle the job on their own.

Our new policy is that if LMC members who have received written permission and are willing to help clear up adjacent greenbelt areas, the GBC will work with them, i.e. do an assessment, and using the “firewood volunteers,” provide assistance to make the task less intimidating.

To date we have acquired over ten volunteers, removed numerous hazardous and fallen trees, cleared road intersections and have had two successful greenbelt clean-up projects utilizing volunteer members. If you would be interested in serving on the GBC, being a volunteer or working on the greenbelt near you, contact one of the GB Committee for more information.



*Volunteers cleaning up a load of brush  
left to right: Paul Mosely, Craig Rogers, Jack Slattery*

## NEW FEATURE: “QUESTION OF THE QUARTER”

Background: The election ad hoc committee is working to make the ballot as voter friendly as possible for future elections. Member input, suggestions, and comments would be very helpful in continuing this project. The 2008 Annual Membership meeting had 41% of members participating either in person or by proxy with 62 invalid ballots. The 2009 Annual Membership meeting had 39% of members participating either in person or by proxy with 26 invalid ballots. Each vote is important and our goal is to have every ballot valid. This quarter’s question is located at the end of the following election results report.

## LMC Annual Meeting April 18, 2009 Board Election

### Condominium Board Candidates

*3 year term – Vote for one*

<b>Jerry Nelson</b>	<b>43 votes</b>	<b>Elected</b>
Write In:		
Teddy Clark	1 vote	
Steve Cross	1 vote	
James Laker	1 vote	
Mike Larkin	2 votes	

### Lot Owner Board Candidates

*3 year term – Vote for two*

<b>Teddy Clark</b>	<b>216 votes</b>	<b>Elected</b>
<b>Mike Larkin</b>	<b>168 votes</b>	<b>Elected</b>
Steve Cross	132 votes	
James Laker	112 votes	
Write In:		
Ted Buehler	1 vote	
Jerry Nelson	1 vote	

## Ballot Items

### Ballot Item #1:

**Resolution: That the audit of 2008 LMC financial statements be waived.**

#### Condo:

FOR:	45 votes
Against:	3 votes

#### Lots:

FOR:	245 votes
Against:	76 votes
TOTALS FOR:	90 votes (78.59%)
Against:	9 votes

**Ballot Item #1 Passed (67% majority of total votes cast required)**

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## **Ballot Item #2:**

**Resolution: That Article IV of the Articles of Incorporation be amended.**

### **Condo:**

FOR: 45 votes (93.75%)  
Against: 3 votes

### **Lots:**

FOR: 284 votes (89.31%)  
Against: 34 votes  
TOTALS: FOR: 329 votes  
Against: 37 votes

**Ballot Item #2 Passed (Requires approval of 2/3's of participating lot owner and 2/3's participating condominium owner members attending in person or by proxy)**

## **Ballot Item #3:**

**Resolution: That Article II, Section 5 of the Bylaws and Article II, Section 7 of the Bylaws, be amended.**

### **Condo:**

FOR: 45 votes (93.75%)  
Against: 3 votes

### **Lots:**

FOR: 284 votes (89.31%)  
Against: 34 votes  
TOTALS: FOR: 329 votes  
Against: 37 votes

**Ballot Item #3 Passed (Requires an affirmative vote of a majority of both the participating lot and condominium owner members attending in person or by proxy.)**

## **Question of the Quarter**

*Did you find the 2009 LMC election ballot easier to use, harder to use, or could see no difference as compared to last years?*

Please e-mail comments to [beachclub@olympus.net](mailto:beachclub@olympus.net).

## **Beach Club Guest Policies are Being Reviewed**

*by Brian Belmont, General Manager*

In accordance with the published LMC Rules and Regulations, an LMC member can bring as many as five (5) guests to use the LMC facilities.

As the rule is written there is not a distinction between how many guests the adult owner can bring to use the facilities and how many guests the owner's minor children can bring.

Over the past few years our Beach Club hostesses have, on occasion, had problems with LMC teenagers bringing in up to five (5) guests to use the Beach Club. The teens require more supervision on the part of our staff. If there are two or three LMC teens and they all bring in five guests things can get unruly.

Teenagers that are 16 and 17 years old can use the pools and spa without an adult provided that they are accompanied by another individual that is at least 16 years old. It is expected that the swim companions or "buddies" will help keep each other safe in and around the pool.

The swimming pools are the biggest attraction however; there have been instances of inappropriate behavior in the Gazebo, locker rooms and saunas. In addition, emergency exit doors have been opened so that other teens can be let in without being signed in at the front desk.

In years past LMC paid to have lifeguards on duty on Friday, Saturday and Sunday afternoons to supervise the outdoor pool. Currently, it is LMC's practice to have a second hostess scheduled on Saturday and Sunday afternoons when the weather forecast calls for warm temperatures. The benefit to having the second hostess rather than the lifeguard is that the hostess has the flexibility to go where the need is in the facility whereas the lifeguard is limited to the outdoor pool area only.

Rowdy behavior impacts everyone. LMC teens bringing in guests expose their parents and LMC to liability if someone gets hurt. Other users of the facility are affected by disruptive behavior.

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At the June 13, LMC Board of Trustees Meeting the trustees asked the LMC Operations Committee to review the facility rules and specifically give consideration as to whether or not LMC teens should be limited to two or three guests rather than the current limit of five.

The Operations Committee will begin this discussion and review on June 16 at 4 p.m. at the Beach Club. After the Operations Committee completes their review their recommended changes will be forwarded to the Covenants and Regulations Committee for their review and then both recommendations will be forwarded to the Board of Trustees. Although this article will not be published before that initial meeting, LMC members will have an opportunity to comment on any proposed changes. The Beach Club bulletin board and [www.lmcbeachclub.com](http://www.lmcbeachclub.com) website will have the proposed changes posted as they are developed.

Members wishing to comment now via email can send their comments to [beachclub@olympus.net](mailto:beachclub@olympus.net).

## **BEACH CLUB RULES & REGULATIONS**

*Adopted by the LMC Board of Trustees: June 11, 2005*

We welcome you to the LMC Beach Club. As an LMC member or guest, you are responsible for the conduct of all members of your party. To ensure that every user has a safe and enjoyable experience, we ask that you abide by the following rules:

### **GENERAL CLUBHOUSE RULES:**

- All members and guests must sign in at the reception desk upon entering the clubhouse.
- Beach Club management and staff have the authority and responsibility for the safe and orderly operation of the facility. Usage of the clubhouse may be denied to anyone who does not comply with existing rules or fails to obey the direction of LMC staff on duty. Failure to obey the direction of a lifeguard on duty is cause for removal from the pool area.

- Serious and repeated infractions of the rules and regulations will be reported to the LMC Operations Committee for appropriate action, which may include suspension of Beach Club privileges.
- Any matter requiring immediate action should be brought to the attention of LMC management, or in his absence, the staff member on duty. Forms are available in the clubhouse office for member comments and requests.
- No smoking is permitted anywhere in the Beach Club facility.
- Anyone appearing to be under the influence of alcohol or drugs will be denied access to the clubhouse.
- Any injury that occurs on the Beach Club premises should be reported immediately to the staff member on duty. A first aid kit and telephone are located in the clubhouse office.

## **RULES FOR ALL POOLS & HOT TUB/SPA POOL**

1. Children under 16 must be accompanied in the pool or on the pool deck by a responsible adult, age 18 or older. For individuals, age 16 and 17, at least one other person must be present in the pool or on the surrounding pool deck.
2. Except under certain circumstances, lifeguards are not on duty at LMC pool facilities. Life buoys and poles are readily available at poolside for emergencies. The "buddy system" is strongly encouraged for all users.
3. Anyone with seizure, heart or circulatory problems should not swim alone.
4. All pool users must have a cleansing shower before entering the pool.
5. Running, diving and horseplay are not permitted in the pool and surrounding pool deck

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6. Anyone with a communicable disease, who has been ill with vomiting or diarrhea within the last two weeks, or who exhibits symptoms of cold/flu, inflammation or infection, is not be permitted to enter the pool.
7. Food and drink are not permitted in the pool water. Food and drink must be consumed in the wooden deck area of the outdoor pool. Plastic water containers are permitted on the surrounding pool deck.
8. Use of toys, equipment and balls that may disrupt other users is subject to approval of LMC management or staff member on duty.
9. Anyone entering the pool must wear appropriate swimwear. Clothing such as cut-offs, jean shorts, thongs or leotards are not acceptable in the pool.
10. Anyone entering the pool in diapers must wear protective covering ("swim diapers") to prevent contamination. Diapers must be changed at a designated diaper changing station.
11. Street shoes are not permitted in the indoor pool enclosure. Shower shoes, swim shoes and booties are permitted. Street shoes should not be worn within ten feet of the outdoor pool.
12. Use of radios and tape/CD players is permitted with earphones only. LMC management may make exceptions to this rule for scheduled events or activities.

## **ADDITIONAL RULES PERTAINING TO HOT TUB/SPA POOL:**

1. Children under the age of six are not permitted to use the spa pool.
2. Persons suffering from heart disease, diabetes, or high blood pressure should consult a physician before using the spa pool.
3. Women who are or might be pregnant should seek a physician's advice before using the spa pool.
4. Users are asked to limit their stay in the spa pool to a maximum of fifteen minutes at any one session.

5. The maximum capacity allowed in the spa pool is ten individuals.
6. Users are asked to refrain from using the spa jets during class sessions.

## **Swim Lessons at the Beach Club**

Three sessions with eight lessons per session begin on:

- Session I: June 23-July 10
- Session II: July 14-July 31
- Session III: August 4-21
- Days: Tuesday, Thursday, & Friday
- Number of lessons per session: 8

Times:

- Level 4b and 5: 12-12:40
- Level 4a and 3: 12:40-1:10
- Level 2: 1:15-1:45
- Level 1: 1:45-2:15

Other classes:

Level 6 and youth lap and conditioning: Tuesdays and Thursday evenings 5-5:45.

Adult class Tuesday and Thursday evenings from 5:45-6:30.

Cost per session is \$50 for member and \$60 for non-members.

To register, call Lynn Hovde at 550-3994, or email [bhorizons@embarqmail.com](mailto:bhorizons@embarqmail.com)

## YOUR LMC BOARD OF TRUSTEES

### 2009 - 2010

- Elizabeth Van Zonneveld *President*
- Jim Boyer *Vice-president*
- Vaughn Bradshaw *Treasurer*
- Mike Larkin *Secretary*
- Teddy Clark *Trustee*
- Hugh Jenings Jr. *Trustee*
- Stan Kadash *Trustee*
- Paul Mosely *Trustee*
- Jerry Nelson *Trustee*
  
- Brian Belmont *General Manager*

## YOUR LMC COMMITTEES

### ARCHITECTURAL CONTROL

- Bill Clark, Chair - 437-2081
- Jim Boyer, Trustee - 360-302-0989 (Cell)
- Vaughn Bradshaw, Trustee - 437-9683
- Eve McDougall - 437-9168
- Sharron Sherfick, alternate

### COVENANTS & REGULATIONS

- Dwayne Wilcox, Chair - 437-5056
- Hugh Jenings Jr., Trustee - 437-5162
- Mike Larkin - 437-2825
- Anthony Monti - 437-0716
- Art Moyer, Trustee - 437-7962
- Jan Richings - 437-9400
- Lia Robinson, 437-9665

### COMMUNICATIONS

- Barbara Berthiaume, Chair - 437-0423
- Paul Mosely, Trustee, - 437-9264
- Teddy Clark, Trustee - 437-2081
- Evelyn Fett - 437-0678
- David Goudie - 437-7612
- Carol Shamhart - 437-0141

### FINANCE

- Ian Feltham, Chair - 437-9196
- Vaughn Bradshaw, Trustee - 437-7102
- Stan Kadash, Trustee - 437-2595
- Robert Bima - 437-9335
- Norm Crump - 437-2134
- Ned Luce - 437-0191
- Eve McDougall - 437-9168
- Patrick Shannon - 437-9743

### GREENBELT

- Ted Buehler, Chair - 437-0500
- Jerry Nelson, Trustee - 437-7102
- Elizabeth Van Zonneveld, Trustee - 437-5118
- Jimmie Hendricks - 437-4061
- Skip Rasmussen - 437-5819
- Steve Siegiel - 437-0413
- Jack Slattery - 437-0309
- Doug Walter - 437-2567

## OPERATIONS

- Jim Goode, Chair - 437-2529
- Teddy Clark, Trustee - 437-2081
- Mike Larkin, Trustee - 437-2825
- Sheila Brunstad - 437-0482
- Carol Shamhart - 437-0141

## THE BEACH CLUB 2009 Summer Schedule

### 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

Open Swim 7 a.m. - 8:30 p.m. every day

### Pool Age Restrictions

Anyone under age 16 must be accompanied by an adult when using the pools and spa.

### Exercise Room Age Restrictions

For using exercise equipment, anyone under age 16 must have direct adult supervision

## E-Mail Delivery Saves Us All Money

By requesting e-mail delivery of *The Navigator* you can help conserve your LMC resources. A simple call or e-mail to the Beach Club will do the trick. (437-9201, [beachclub@olympus.net](mailto:beachclub@olympus.net).) There are 117 members on the current e-mail list. The last issue of The Log was ten pages.

Bulk rate is \$.256 per piece	\$29.95
Copier service agreement is \$.018 per page	16.85
Paper cost is \$.008 per page	7.49
Labor to print, fold & label	\$30.00
<b>Total Savings</b>	<b><u>\$84.29</u></b>

### **LMC BOARD MEETING DATES**

The LMC board meeting schedule for 3<sup>rd</sup> quarter, 2009, is as follows with the start time remaining the same at 9:00 AM\*:

- Saturday, July 11<sup>th</sup>
- Saturday, August 8<sup>th</sup>
- Saturday, September 12<sup>th</sup>

*\* Note that regular board meetings are held on the second Saturday of each Month*

Ludlow Maintenance Commission  
P.O. Box 65060  
Port Ludlow WA 98365

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