



# The Navigator

A Report by the *Ludlow Maintenance Commission*



*May 2011*

## From the President

Our Annual Meeting was an excellent celebration culminating a busy year for all who participated in the success of the Ludlow Maintenance Commission (LMC). Now a new year of planning and work for the continued success of our community is beginning. I feel we are fortunate in having the past year of team building, development of a vision and mission statements and goals to build on for the coming year.

After a great deal of thought about my first article to you as president of the LMC Board of Trustees, I realize I should first introduce myself. I do know many of our members however, in a community of nearly 1,000 properties there are some people who do not know me. This year I hope I can come to know more members as we all work together to benefit our community.

I have deep roots in the Puget Sound area as my family settled here prior to Washington statehood. Today, my husband, Bill, and I are fortunate to have most of our family, including grandchildren, continue to live in the area. As a family we have enjoyed hiking, sailing and skiing, including many years of volunteer work with the National Ski Patrol at Crystal Mountain and Mount Alyeska, Alaska.

Professionally, I have a BA degree from the University of Washington and a Masters degree from the University of Alaska. My work history includes several years in retailing and twenty plus years in education. In both my professional and volunteer arenas I have developed an ability to listen to others and to work toward a consensus building and common goals.

I enjoy participating on the LMC Communication Committee to help enhance communication within our community. I have served on the Operations Committee for several years which has given me an in depth understanding of the issues involved in maintaining our facilities as well as maintaining the assets and quality of our shared community. The past two years, I have served on the Board of Trustees which has been a great experience.

We are fortunate in having six standing committees within our community who do a great deal of work each year for the benefit of all members. This year we have an excellent group of trustees who are able to discuss and conduct the business of the LMC by building understanding of the issues and working toward consensus. On **May 12<sup>th</sup>** we had an orientation for the trustees and committee chairs. At that time we built on the foundation, which last year's board started, by developing goals for the 2011-2012 year.

I am excited to be involved with people who want to work together toward a bright future for our community.

Warm Regards  
Teddy Clark, President

The Annual North Bay Garage Sale, sponsored by the North Bay Lot Owners Association, will take place at the Beach Club on Saturday, **May 28, 2011**, from 9:00 a.m. to 4:00 p.m. No early arrivals please!

Tables can be secured for \$10 and \$12. If you are interested or would like further information, contact Jamie Bima at 437-9335.

## President's report for 2010-11

by Elizabeth Van Zonneveld

Each year in April, Ludlow Maintenance Commission holds its annual meeting. Following that the new LMC Board meets for a day of orientation and goal-setting, getting to know each other and the laws that govern our association's operations. During orientation the board develops and prioritizes goals they believe are important to LMC's members and the Beach Club, parks, tennis courts and reserve lands for which we are responsible.

Last year we started that work by writing a **VISION** statement:

**“The Board of Trustees serves to develop a community whose members can pursue diverse activities and opportunities in an interactive and harmonious environment that reflects integrity, creativity and respect.”**

This has guided our thoughts and helps us all remember what we are working towards.

We stated our mission during that meeting as well. There were a lot of different ideas about just what the mission of the LMC Board is. We settled on this:

The Board of Trustees manages the assets of the LMC, upholds community standards and promotes a harmonious community environment for the membership as a whole through the effort of the staff, volunteer committees and effective Board leadership.

**At the start of 2010-11, the board set a goal to review its policies and develop them more fully.**

We have accomplished that but you may be asking yourselves why that is important. In recent years, the board had asked our standing committees to formalize policy and procedures for their work, to get in writing the ways each committee works. We all want the decisions made by our board and committees to be consistent through the years.

By getting policies written down and made available to all members, we spelled out “the rules of the game”. What steps are taken to seek and appoint a member to fill a vacancy on the board as an example? The point of adopting policy and writing it down is – consistency. Each year, with a new board in place, new decisions will be made. Some of those decisions will be challenged by members who may not agree. For fairness and for credibility last year's board, this board and a board five years ahead must make decisions in the same way, using the same set of rules. As a result of this year's work, much of that foundation is in place.

**A second goal this year has been to begin providing social activities and services for LMC members.** We held the first such event in February, with an open house; a simple informal get-together to meet new members and offer the hospitality of your clubhouse to each of you as members. The trustees believe such social gatherings are a good way for each of us to know our own neighbors better and build community. Everyone attending enjoyed that gathering and it may become a regular LMC event repeated two or three times each year.

The last and largest of the goals we have worked toward this year relates to the long range plans for LMC.

**In short: Making plans for the future of the club and finding ways to make those plans happen.**

We received recommendations from the community through the long range planning process. Some of those recommendations we have already acted on, such as:

Meet with the South Bay Association board. We met in a forum of the two boards and explored common ground, learned about the differences and similarities of the two clubs. We plan to do more, looking for ways in which we can cooperate that will reduce the differences between our associations.

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Strategic planning is going forward – - the board is acting in three separate avenues to find answers for the clubs future. **First - what will the future uses of the club by the community** likely be and what changes do they indicate in the facilities; **second - facility assessment**, what can be done with the club we have now, even to keep going as we are? An evaluation of the Beach Club and Bridge Deck facilities by professionals in this field will be accomplished this year to tell us what will be needed to just maintain current levels of use; what more may be needed to meet future use. Equally important in this three-part effort, **what are the funding needs** that follow the answers to the other two avenues of inquiry and how can this be accomplished.

Trustee **Vaughn Bradshaw** is leading the evaluation study effort, developing a scope of work with Brian Belmont to find professionals to evaluate the existing building. Treasurer Sharron Sherfick and the Finance Committee have started the process of finding ways to finance future needs of the club. **Teddy Clark** and I are heading up the review of current uses and future demands North Bay members will likely make on facilities. As the teams of trustees and committee members working on these three tasks develop answers, they will report to the board and to you regularly in *The Voice* and *The Navigator* articles.

I believe I can say the greatest result of this year's work by LMC's board is the changes in working relationships and in the spirit of collaboration and community that has grown out of the efforts and contributions of the many members who brought their professional talents and personal commitment to LMC and have willingly given time and talent to make the North Bay a better place to live.

We don't have all the answers yet about our old buildings, but we have a plan that can work. And we have an open door for anyone and everyone to walk in and participate. Come to play, come to swim, and come to meet your friends and neigh-

bors, come for whatever interests you. When you chose to live in the North Bay, you became part of the larger family of this community and your presence, your energy and your interests are welcome. This is the final report of my term as your president; I want to thank you all for giving me the opportunity to work with such a wonderful group of people, friends and neighbors in our North Bay community.

## Annual Update

*by Brian Belmont, General Manager*

This year's annual meeting had a new look and feel. There was a strong emphasis on member participation that provided several opportunities for LMC members to give input and ask questions.

In this article I will repeat some of the information that I presented at this year's meeting because in short...I think it's worth repeating.

For many years we have been tracking our recreational usage here at the Beach Club. In August of last year we also started collecting data on our non recreational usage - that being individuals and groups using the Beach Club for meetings and other functions. The following chart summarizes that usage. The lighter color indicates recreational and the darker color represents the non recreational usage.

Keep in mind that this only represents 8 months of data and doesn't include two of our busier summer months. Having said that you can see that in eight months we have had over 27,000 visitors at the Beach Club. I anticipate that after we collect a full year's worth of data we will see annual usage well over 40,000. That's a lot of people coming through your facility each year!

One can only imagine the normal wear and tear on the facilities from 40,000 visitors – it can be significant. Especially in a facility that is more than 40 years old.

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It falls to our staff to keep this facility clean, safe and operational. **Kim Monroe** is our very capable Office Manager who works with **Sue, Fran, Ruth, Sarah** and **Carol** at the front desk. **Don Baker** who is our Maintenance Supervisor works hard with Bob and Steve at maintaining the grounds, buildings and pools.

One of our largest projects, in recent years, is the renovation of the outdoor swimming pool which was built in 1968-69.

Every 8 to 10 years we need to re-plaster our swimming pools. The outdoor pool is to the point that it needs more than some cosmetic repairs.

The old concrete perimeter drain was crumbling, we had pool water return fittings that were beginning to fail, many of the wall steps had cracked. This year's work goes way beyond re-plastering the swimming pool. In addition to all the work that had to be done, it was decided that a second handrail would be added to the main pool entrance which should provide easier access for some of our members.

By the time you receive this newsletter I expect that all the pool work will be completed and everyone will be anxiously awaiting the May 20<sup>th</sup> opening of the outdoor pool. The LMC Board of Trustees is currently planning a grand re-opening for Thursday, June 9<sup>th</sup> at which there will be a small reception, before and after pictures and poolside tours of all the work performed.

In total the restoration of the outdoor pool will cost approximately \$110,000 this year. The funding for this work is coming from LMC's reserves which are what they are intended for.

Fortunately LMC had the foresight to build up the reserve funds so this work can occur without the need of special assessments. This speaks to the importance of long range strategic planning which includes facility assessments and the updating of our reserve study.

As part of this update the following list summarizes the facility maintenance and repairs since last year's annual meeting including work planned for this calendar year.

## **Beach Club**

- Funds were donated for the purchase of the digital projector – Installed in 2010
- Staff raked out and planted Beach Club tennis court bank – Completed in 2010
- Funds were donated for the purchase of the new Bay View sound system – Completed in 2010
- Several Beach Club windows were replaced (indoor pool and exercise room) – Completed in 2010:
- Replacement of Bay View exit devices on double doors – Spring of 2011
- Bay View couch will be removed and area restored – Spring of 2011
- North portion of the Beach Club will be re-roofed this year – Summer of 2011
- Men's locker room drywall repairs – Fall of 2011

## **Outdoor Swimming Pool**

- Fencing & windscreen – Completed in 2010
- New mounting system for pool covers – Completed in 2010
- New pool deck light – Completed in 2010
- Replace perimeter pool gutter – Completed Spring of 2011
- Replace seven pool-water return fixtures – Completed Spring of 2011
- Install double handrails at main steps – Completed Spring of 2011
- Replace all wall steps at three ladder locations – Completed Spring of 2011
- Replace all pool tile – Completed Spring of 2011

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- Main drain repairs – Completed Spring of 2011
- Re-plaster entire pool – Completed Spring of 2011
- Install new lane rope anchors – Completed Spring of 2011
- Install new tile depth markers – Completed Spring of 2011
- Install new outdoor pool chemical feeder – Completed Spring of 2011

### Bridge Deck Building

- New back deck, stairs and handrails - Completed in 2010

### RV Storage Lots

- Split the electrical circuit that supplies power to Rainier lot island - Completed in 2011
- Installed four monitoring cameras for each storage lot - Completed in 2011
- Installed six new overhead lighting fixtures - Completed in 2011
- Installed two new light poles - Completed in 2011
- Replaced one light pole - Completed in 2011
- Added camera signage around fence perimeter - Completed in 2011
- Begin thinning out perimeter trees – Summer/Fall 2011

**TIME TO CELEBRATE!**

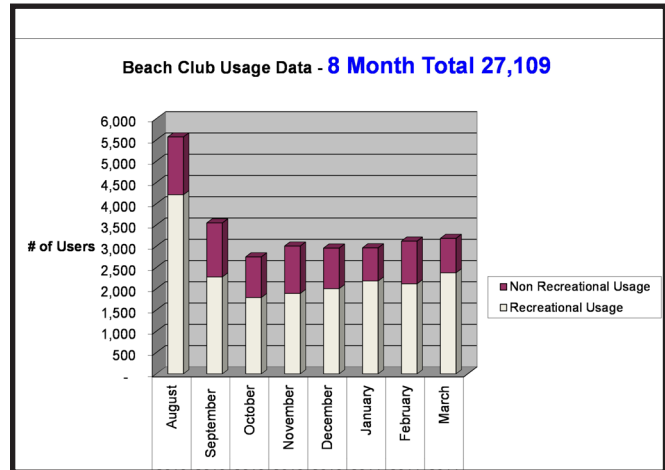
**JOIN YOUR FRIENDS AND NEIGHBORS  
AT THE BEACH CLUB**

You are invited to an Open House celebrating the re-opening of the newly renovated outdoor pool.

**Thursday, June 9, 2011**  
4:00 p.m. to 6:00 p.m.

There will be Cake, Champagne and Balloons!!  
(also coffee, tea, soda and cookies)

### Beach Club Usage Statistics



<b>Beach Club Usage</b>				
<u>Year</u>	<u>Month</u>	<u>Recreational Usage</u>	<u>Non Recreational Usage</u>	<u>Total</u>
2010	August	4213	1358	5571
2010	September	2280	1270	3550
2010	October	1796	955	2751
2010	November	1891	1115	3006
2010	December	2005	953	2958
2011	January	2185	779	2964
2011	February	2118	1005	3128
2011	March	2377	809	3186
			<b>Total</b>	<b>27109</b>

## Treasurer's Annual Report 2010-11

by Sharron Sherfick, Treasurer

(as presented at the Annual Meeting)

For the period ending **December 31, 2010** the LMC had \$187,292.61 in operating funds, \$446,453.49 in reserve funds and total assets, liabilities and equity of \$673,669.03. Our net income was \$47,654.00. Our association has made the most of a bad economy with sound financial planning and investments. In preparing for today's meeting, I asked several members what they would like to know more about and our reserves was the topic most frequently mentioned so I decided to talk about our asset replacement policy and offer some information that may help everyone better understand this controversial subject.

One of the primary responsibilities of LMC is maintaining and preserving our common property such as the Beach Club, the Bridge Deck and the RV storage lots. Knowing how much money to put aside in our reserves requires a study that includes a thorough inspection of the properties and creating a list of the major components to be repaired or replaced in the future. Then, the expected remaining useful life of each component must be determined along with current replacement cost. The goal is to develop a funding plan that will maintain sufficient reserves *and* reduce the likelihood of a special assessment or, the need for borrowing when repairs or replacement is needed.

Maintaining adequate reserve funding isn't just about pool repairs, roof replacements or parking lot resurfacing. If an association is in debt or doesn't have adequate reserves, it will greatly affect the members' property values. Since the credit crunch began three years ago, banks and government agencies such as the FHA are looking more closely at association reserve funds. And, in today's competitive real estate market, prospective home buyers are far more educated in these

matters and *will* choose to purchase in a more financially stable community. In researching other associations, I was surprised to learn the majority of them have between 40% and 50% of what they need in reserves with some having as little as 10%.

***So, how much is enough? The three main formulas used by associations are:***

- 1. Baseline Funding:** With this approach, one looks at all the major property components that will need repair or replacement. Then, their expected costs will be calculated along with when they will come due. Contributions are then set at a level that ensures the reserve fund balance never dips below zero or some other dollar amount set by the board. It's the least expensive but riskiest approach. If a piece of equipment fails early or costs more than expected, members could face a deficit that would require a special assessment or a loan.
- 2. Full funding:** Under this method each component is evaluated separately and the cost of replacement is divided by the number of years left until it needs replacement. For example, we set aside \$5,000.00 a year for a component - say a roof - that will cost \$50,000.00 to replace in ten years. Then, all the individual components and their costs per year are added up to establish the annual reserve fund requirement. This is the most expensive formula. But, by far, the safest. This method minimizes the risk of a special assessment or the need to borrow.
- 3. Threshold funding method:** Here the goal for the reserve fund balance is set at a level somewhere between Baseline and Full Funding. Among other factors, the level is based on the association's tolerance for risk. It does protect an association from getting into a difficult situation because it's above baseline but on the other hand, it does substantially increase the risk of special assessments.

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LMC's Asset Replacement Reserve Policy is based on Full Funding which requires that the accrued dollars for replacement and maintenance requirements be maintained at 100%. It directs the General Manager and Operations Committee to complete an annual physical review of all reserve components and present their findings to the Finance Committee. If their review shows the accrual falls below 100%, the Finance Committee will make recommendations to the Board for bringing the reserve fund back to the required level. A comprehensive study by an outside professional agency is done when deemed necessary by the Board of Trustees. The last professional study was completed in 2002 and at the recommendation of the General Manager and the Operations & Finance Committees, the trustees approved having a full reserve study done this year. We are gathering bids and expect the study to be completed within the next few weeks. When the results of the study are available, we'll provide the findings to you.

Before joining the board last year, I used to grumble when the annual assessment bill arrived, thinking why should I pay so much now? In the past 12 months I've learned a lot about the intricacies of association management and I want to thank Brian, the committee members and trustees for their diligence in protecting our assets.

## LMC Annual Meeting - April 16, 2011

by Elizabeth Van Zonneveld

Greetings to everyone, those of you who attended your LMC Annual Meeting on April 16, 2011, and all who could not. I am very pleased to tell you we achieved a quorum, held our annual meeting with about 100 members in attendance, elected new board members, passed a couple of Bylaw changes to help make the running of the association a little easier and followed all that with a lively and well attended annual member's reception. Good times and work by everyone!



**Your 2011 - 2012 Board of Trustees**

front row: Sally Orsborn, Teddy Clark, Sharron Sherfick, Glee Hubbard  
back row: Mike Larkin, Vaughn Bradshaw, Richard Babaian,  
Elizabeth Van Zonneveld, Jerry Purdy

Your trustees for the past year were: **Richard Babaian, Vaughn Bradshaw, Teddy Clark, Glee Hubbard, Stan Kadesh, Mike Larkin, Jerry Purdy, Sharron Sherfick and Elizabeth Van Zonneveld.** For the year ahead - 2011-12 - **Stan Kadesh** leaves the board and **Sally Orsborn** has been elected to represent lot owners.

During the meeting, a few reports were made by outgoing president, **Elizabeth Van Zonneveld**, Treasurer, **Sharron Sherfick** and General Manager, **Brian Belmont**. The afternoon's agenda also included Volunteer Recognition, led by **Teddy Clark**. Each of those presentations is summarized in articles elsewhere in this issue of *The Navigator*.

You may remember previous annual meetings as usually being formal and tightly run affairs, (even leaning toward tedium!). Not so this year. With the help of **Glee Hubbard** who designed some fun and lively Power Point® slides we made good use of our improved Bay View Room projector and screen capability. The meeting agenda interspersed with photos and humorous slides, with music appeared throughout the activities. A planning team led by **Diane Campo** and including

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**Barbara Berthiaume** and **Sue Milner** as well as **Glee Hubbard** interspersed group activities with the necessary business elements of the day. Furniture was moved and rearranged, Committees set up displays of their work at tables set around the room, and members were encouraged to mix and visit.

At the end of the business meeting, Trustees met in the Gallery Room and elected officers for the coming board year. **Richard Babaian** who couldn't be present in person, attended by Skype®. The board's new officers are: President, **Teddy Clark**; Vice President, **Elizabeth Van Zonneveld**; and continuing as Secretary, **Vaughn Bradshaw**; and as Treasurer, **Sharron Sherfick**.

While the officers met, the Bay View Room was transformed by **Kim Monroe** and many helping hands into a lovely reception, complete with lovely spring floral arrangements by **Joanne Racki** and terrific food and music. The lively and convivial Annual Member's Reception followed a short and not so typical annual meeting. We certainly proved we can get our work done and enjoy ourselves at the same time!

## A Year-end Report from the Covenants and Regulations Committee

*by Sally Osborn*

The Covenants and Regulations Committee (CRC) is charged in the Bylaws with drafting and proposing changes to the LMC governing documents, a collection of documents that includes Covenants, Articles of Incorporation, Bylaws and Regulations. In addition to drafting and proposing changes, CRC members respond to board requests to identify portions of the governing documents that need clarification, also checking for ambiguities and inconsistencies. Other assignments call for examination of the governing documents for sections that would need amending should changes in the structure of the homeowner association be

considered by the members. Policy and Procedures developed by the board and committees are also referred to CRC for compliance and referencing.

The CRC finished the year with several major accomplishments that included writing several Bylaw and Regulations amendments as assigned by the Board of Trustees. To correct an inconsistency in the Bylaws, LMC members recently approved a change to Article III Board of Trustees, Section 3, Vacancies. This change correlated the replacement Bylaw with the nominations and voting Bylaw. Members also voted to change Article III Board of Trustees, Section 7, Removal of Trustees, giving the Board of Trustees authority to remove Trustees in cases of continual non-participation. Regulation changes adopted by the Board of Trustees included two amendments having to do with the Greenbelt and one change in the Introduction to Regulations clarifying how the Board acts to amend Regulations. Members are encouraged to review the governing documents on the web site [lmbeachclub.com](http://lmbeachclub.com) where the documents are updated when changes are approved.

CRC work is currently underway to revise language in Regulation V dealing with Appeals and Enforcement. The committee requested that the board and committee chairs give further guidance during a workshop session devoted to Regulation V and associated Regulations in the coming months.

The six-member committee included members **Art Moyer** and **William Wilson**; trustee representatives **Stan Kadash** and **Mike Larkin**; and chair, **Sally Osborn**. General Manager **Brian Belmont** also attended meetings regularly. **Ms. Osborn** was recently elected to the board and will continue as a trustee representative to CRC. The board is now in search of a new chair for the committee, someone who likes attention to detail and is well-familiar with the governing documents.

## Ian Feltham Receives this Year's Big John Award



Mr. Ian Feltham

**Ian Feltham** has participated in the effective work of the Ludlow Maintenance Commission (LMC) for many years. Mr. Feltham has engendered a high degree of confidence and trust in

the members of our community. Ian has always been able to listen well and remain flexible to consider the best outcome for the LMC. As a community, we have gained from his many years volunteering on our behalf.

As a young man, Ian was involved in World War II as a reconnaissance pilot. Ian was stationed in England during the war and it turns out he also met a charming young British lady at a dance. **Doris and Ian Feltham** have been married over sixty years since that first dance. They have also made quite an impression as excellent bridge players in our community.

The annual "Big John Award" is named for **John Van Zonneveld** who volunteered many years on behalf of the LMC. He would be pleased that **Ian Feltham** is the recipient of this year's award. Ian spent many years as a trustee on the LMC Board and more recently he has guided our finance committee as the chair. We are very fortunate in having people like Ian who spend countless hours participating in the work of the LMC and guiding our community.

## Meeting with a New Look

by Sue Milner

Several months ago the Board of Trustees asked the Communications Committee to provide a new format for the Annual Meeting. After many hours of meetings a group of seven designed the "Celebrating Community" framework. The new format was informative and interactive - a true 'community' meeting. In addition to updates on the state of the LMC, there were opportunities for members to connect, have their voice heard, and share ideas of possibilities for the future of LMC. Members posted individual ideas and suggestions on a Possibilities Poster. Throughout the afternoon they were able to review the ideas suggested by others. The Board will use these suggestions to assist in developing their goals for the coming year. In addition the Communications Committee will develop ideas for continued use of the Poster or other methods for member input.

The results of the members' evaluation gave the over-all meeting high marks with members commenting: "excellent meeting, energizing!" "Good job" "incorporating slides was an excellent idea" "best meeting yet". It is apparent that the meeting was a success.

There were many volunteers involved, both before and on the day of the meeting, who deserve thanks.

The Design Team: **Barbara Berthiaume, Diane Campo, Teddy Clark, Glee Hubbard, Sue Milner, Jerry Purdy, Brian Belmont.**

The Committee Chairs: **Bob Bima, Bill Clark, Jim Goode, Sue Milner, Sally Orsborn, Jerry Purdy.**

The Elections Committee: **Brian Belmont, Vaughn Bradshaw, Elizabeth Van Zonneveld, Gene Carmody, Sharon Draper, Vic Draper, Bill Hansen, Peggy Manspeaker.**

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The Greeters: **Stephanie Beres, Jamie Bima, Bryan Diehl, Piper Diehl, Evelyn Fett, Kathy Larkin, BJ Luce, Diane Purdy.**

Thanks also to **Kim Monroe** and the staff for organizing the reception and to **Ron Racki** for the photos.

And let us not forget to thank all of the members who attended and participated in the interactive sections as well as sharing their ideas on the Possibilities Poster.

It was a great meeting!

## LMC Annual Meeting April 16, 2011 Board Election

### Condominium Board Candidates

3-year term  
**Vaughn Bradshaw**      **54 votes, Elected**

Write In:  
Terry Clark                      1 vote  
Jerry Purdy                      3 votes

### Lot Owner Board Candidates

3-year term  
**Jerry Purdy**      **270 votes**      **Elected**  
**Sally Orsborn**      **269 votes**      **Elected**

Write In:  
Vaughn Bradshaw 4 votes  
Bryon Endsley      1 vote

**355 members were represented in person or by proxy – 36%**

## LMC Annual Meeting April 16, 2011 Ballot Items

### Ballot Item #1:

Resolution: That LMC Bylaws, Article III Board of Trustees, Section 3 Vacancies be amended.

Condo:  
FOR:                      48 votes  
Against:                7 votes  
Lots:  
FOR:                      252 votes  
Against:                28 votes  
Total:  
FOR:                      300 votes (89.55%)  
Against:                35 votes

**Ballot Item #1** Passed (requires the affirmative vote of a majority of the participating lot-owner members and the affirmative vote of a majority of the participating condominium unit-owner members)

### Ballot Item #2:

Resolution: That LMC Bylaws, Article III Board of Trustees, Section 7 Removal of Trustees be amended.

Condo:  
FOR:                      52 votes  
Against:                4 votes  
Lots:  
FOR:                      254 votes  
Against:                24 votes  
Total:  
FOR:                      306 votes (91.16%)  
Against:                28 votes

**Ballot Item #2** Passed (requires the affirmative vote of a majority of the participating lot-owner members and the affirmative vote of a majority of the participating condominium unit-owner members)

# The Navigator

## LMC Board of Trustees

	<u>Office</u>	<u>Represents</u>	<u>Phone</u>	<u>Term Expires</u>
Teddy Clark	President	Lot	437-2081	2012
Elizabeth Van Zonneveld	Vice President	Condominium	437-5118	2013
Vaughn Bradshaw	Secretary	Condominium	437-9683	2014
Sharron Sherfick	Treasurer	Lot	360-531-1712	2013
Richard Babaian	Trustee	Lot	713-661-4388	2013
Glee Hubbard	Trustee	Condominium	437-7325	2012
Mike Larkin	Trustee	Lot	437-2825	2012
Sally Orsborn	Trustee	Lot	437-0670	2014
Jerry Purdy	Trustee	Lot	437-1262	2014

Brian Belmont, General Manager      437-9201      [beachclub@olympus.net](mailto:beachclub@olympus.net)

\* Trustees meet at 1:00 p.m. on the 4<sup>th</sup> Thursday of each month.

\* Committee meeting schedule is posted at the Beach Club and may also be found online at [www.lmcbeachclub.com](http://www.lmcbeachclub.com).

\* Meetings are open to all members. If you wish to bring a subject to the committee for discussion, please contact the chair in advance.

## LMC Committees

### ARCHITECTURAL CONTROL

Bill Clark, Chair	437-2081
Vaughn Bradshaw, Trustee	437-9683
Sharron Sherfick, Trustee	531-1712
Carol Ann Napheys	437-7795
Noble Nilsen	437-2666
Jeff Beres (alternate)	437-7550
Charlie Jackson (alternate)	437-4095
Joe Murray (alternate)	360-460-4928

### COVENANTS & REGULATIONS

<i>Open Seat</i> , Chair	
Sally Orsborn, Trustee	437-0670
Mike Larkin, Trustee	437-2825
Art Moyer	437-7962
Bill Wilson	437-7782
Mike Eidlin (alternate)	437-9772

### COMMUNICATIONS

Sue Milner, Chair	437-7862
Teddy Clark, Trustee	437-2081
Glee Hubbard, Trustee	437-7325
Barbara Berthiaume	437-0423
Michael Cahn	437-8223
David Goudie ( <i>The Navigator</i> )	437-7612
Ron Racki	437-7748
Claudia Robbins	437-1717
Carol Shamhart	437-0141
Eva Van Buren	437-7932

### ELECTIONS

Brian Belmont, Chair	437-9201
Vaughn Bradshaw, Trustee	437-9683
Elizabeth Van Zonneveld, Trustee	437-5118

### *ELECTIONS (cont'd)*

Gene Carmody	437-4024
Sharon Draper	437-5112
Vic Draper	437-5112
Bill Hansen	437-5152
Peggy Manspeaker	437-2016

### FINANCE

Ned Luce, Chair	437-0191
Richard Babaian, Trustee	713-661-4388
Sharron Sherfick, Trustee	531-1712
Bob Bima	437-9335
John Erickson	437-2164
Stan Kadesh	437-2595
Eve McDougall	437-9168

### GREENBELT

<i>Open Seat</i> , Chair	
Jerry Purdy, Trustee	437-1262
Elizabeth Van Zonneveld, Trustee	437-5118
Marti Lewis	301-3464
Peggy Manspeaker	437-2016
Roger Oster	437-0241
Skip Rasmussen	437-5819
Kim Wright	437-9566

### OPERATIONS

Jim Goode, Acting Chair	437-2529
Teddy Clark, Trustee	437-2081
Mike Larkin, Trustee	437-2825
Monica Brown	437-8212
Sheila Brunstad	437-0482
Marti Lewis	301-3464
Tom Satterlee	437-4117
Carol Shamhart	437-0141

## REGULATION IV ARTICLE V FACILITY RULES

### 1. General LMC Facility Rules

- a. All members and guests must sign in at the reception desk upon entering the Beach Club.
- b. Beach Club management and staff have the authority and responsibility for the safe and orderly operation of the facility. Usage of the LMC facilities may be denied to anyone who does not comply with existing rules or fails to obey the direction of LMC staff on duty.
- c. Serious and repeated infractions of the rules and regulations will be reported to the LMC General Manager for appropriate action.
- d. No smoking is permitted anywhere in the Beach Club facility.
- e. Anyone appearing to be under the influence of alcohol or drugs will be denied access to LMC facilities. (Washington Administrative Code 246-260)
- f. Any matter requiring immediate action should be brought to the attention of the LMC manager, or in his or her absence, the staff member on duty. Member comment and request forms are available at the Beach Club office.
- g. Any injury that occurs on LMC premises should be reported immediately to the staff member on duty. A first aid kit and telephone are located in the Beach Club office.

### 1. Rules For All Pools & Spa

- a. Lifeguards are not used at LMC pool facilities. Swimmers using LMC facilities do so at their own risk. Life rings and poles are readily available poolside for emergencies. The “buddy system” is strongly encouraged for all users. The “buddy system” is defined as two or more swimmers who look out for each other while using the pool and spa facilities. “Buddies” must remain in visual and verbal proximity to each other at all times.
- b. Children under 16 must be accompanied by a responsible adult, age 18 or older. All children under 16 must be actively supervised and remain in visual and verbal proximity with their supervising adult. Individuals age 16 and 17 are required to use the “buddy system” as defined in 2a. above.
- c. Anyone with medical conditions such as seizures, heart or circulatory system disorders should not swim alone. (Washington Administrative Code 246-260)
- d. All pool/spa users must have a cleansing shower prior to entering the pools and spa. (Washington Administrative Code 246-260)
- e. Running, diving and horseplay are not permitted in the pools and surrounding pool decks. (Washington Administrative Code 246-260)
- f. Anyone with a communicable disease, who has been ill with vomiting or diarrhea within the last two weeks (Washington Administrative Code 246-260), or who exhibits symptoms of cold/flu, inflammation or infection, will not be permitted to enter the pools.

*continued on next page*

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- g. Food and drink may only be consumed on the wooden deck area of the outdoor pool. Only plastic water containers are permitted on the surrounding pool decks.
- h. Use of toys, equipment and balls that may disrupt other users is subject to approval of LMC management or staff member on duty.
- i. Anyone entering the pools must wear appropriate swimwear. Clothing such as cut-offs, jean shorts, thongs or leotards are not acceptable in the pools.
- j. Anyone entering the pools in diapers must wear protective covering (“swim diapers”) to prevent contamination. Diapers must be changed at designated diaper changing stations located in the locker rooms. (Washington Administrative Code 246-260)
- k. 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.

## **2. Additional Hot Tub/Spa Rules**

- a. Children under the age of six (6) are not permitted to use the spa pool. (Washington Administrative Code 246-260)
- b. Persons suffering from heart disease, diabetes, or high blood pressure should consult a physician before using the spa pool. (Washington Administrative Code 246-260)
- c. Women who are or might be pregnant should seek a physician’s advice before using the spa pool. (Washington Administrative Code 246-260)
- d. Users are asked to limit their stay in the spa pool to a maximum of fifteen minutes at any one session. (Washington Administrative Code 246-260)
- e. The maximum capacity allowed in the spa pool is ten (10) individuals.

## **3. Tennis Court Rules**

- a. Non marking court shoes are required.
- b. No food or beverages allowed in the court area. Plastic water containers are permitted.
- c. Roller blades, skate boards, bikes or pets are not allowed on tennis courts.
- d. Kehele Park courts must be locked when not in use. Keys are available at the Beach Club.

## **4. Exercise Room Equipment Rules**

- a. Members and guests using the LMC exercise equipment must change into clean designated workout shoes.
- b. No street shoes, bare feet or sandals are allowed on the exercise equipment.
- c. Individuals 12 through 16 years of age must be under direct supervision by a responsible adult, age 18 or older, when using the exercise equipment. Children under 12 years of age are not permitted to use the exercise equipment.
- d. Equipment users are required to use provided disinfectant wipes after each use to clean the equipment.
- e. When other users are waiting to use a piece of equipment limit usage to 30 minutes.

# Photos from Annual Meeting and Reception



## BEACH CLUB 2011 Spring/Summer Schedule

### Beach Club Hours

Monday - Sunday 7 a.m. - 9 p.m.  
All Members: Must 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 – Opens May 20

Open Swim 7 a.m. - 8:30 p.m. daily  
Swim Lessons Monday – Thursday  
12:30 – 2:00 p.m.

### Pool Age Restrictions

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

### Exercise Room Age Restrictions

For using exercise equipment:

- 12 - 16 years of age must be under direct supervision by a responsible adult,
- Children under 12 years of age are not permitted to use the exercise equipment

## 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 (360-437-9201 or [beachclub@olympus.net](mailto:beachclub@olympus.net)).

The following numbers are based on a typical 8-page newsletter with 205 currently on the e-mail distribution list.

• Bulk rate is \$.256 per piece	\$53.30
• Copier service agreement	
• @ \$.018 per page	27.65
• Paper cost \$.008 per page	12.29
• Labor to print, fold & label (184 newsletters) (2 hour)	30.00

**Total Savings** **\$123.24**

## LMC Board Meeting Dates

The LMC board meeting schedule for the following three meetings from the date of this publication are as follows (start times noted):

- Thursday, May 26<sup>th</sup>, 1.00 p.m. - 4:00 p.m.
- Thursday, June 23<sup>rd</sup>, 1.00 p.m. - 4:00 p.m.
- Thursday, July 28<sup>th</sup>, 1.00 p.m. - 4:00 p.m.

# The Navigator

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Ludlow Maintenance Commission  
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