

Join the Conversation!

By Sue Milner

Throughout this issue of the *Navigator* you will be reading about the amazing amount of information that has been generated by your LMC Board obtaining professional evaluations of our facilities and financial reserves. For many of you this will be the first time you've been given a chance to learn about this Long Range Plan for the management of the LMC assets.

As chair of the Communications Committee I have been able to attend many of the workshops that were held to inform and educate the Board and Committee Chairs. I found that as more information was gathered, more conversations took place, followed by better understanding of the issues.

It's time for you to join the conversation! If you have questions or if you want clarification of this new information, now is the time to ask. The phone numbers of the Board of Trustees and Committee Chairs are listed in this issue. An email to the Beach Club beachclub@olympus.net will get a prompt response.

The more conversations we have, the better able we'll all be to make the right decisions about the future of our community. **Join the Conversation!**

LMC President's Report

By Teddy Clark

Time seems to fly by in Port Ludlow where there is a special spirit of community. I can recall buying property here in early 1990. During our long Alaskan winters, we imagined building our dream home on that special piece of property. Times changed and when retirement finally arrived, buying an existing home rather than building seemed more practical.

When we first purchased property here, the Beach Club was about twenty-five years old. Ten years later when we returned to Washington, everything was ten years older. Like all of us, the Beach Club, Bridge Deck and RV Park had aged, however the area was still beautiful, the neighborhoods still well maintained and the people friendly. All of this is still what makes our community special.

We all want our community to thrive and remain a special place. With those thoughts in mind, the Board of Trustees developed a Vision and Mission Statement as well as annual goals. As the Ludlow Maintenance Commission (LMC) we have shared property and facilities which are well maintained but are aging. Using the recommendations of the Long Range Planning Committee and the Vision and Mission Statement, the overarching goal of the Board of Trustees for this year has been to establish a Long Range Strategic Plan for the management of the LMC assets by March 2012.

The Board of Trustees voted to retain the services of a professional consultant to analyze our facilities, determine their life expectancies, and to provide cost estimates for correcting deficiencies.

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Prior to soliciting bids, a Task Force Team determined the scope of work while a second Task Force Team developed a financial forecast. The architectural firm of Lindberg and Smith was selected to perform a professional evaluation of our facilities. That work is now completed and is being reviewed by a Collaboration Team composed of trustees, committee members, our General Manager, and several LMC members of our community who have pertinent professional backgrounds. It is a great experience to work with such dedicated people who all live in our community.

In this issue of the Navigator, you will find a collection of articles about the progress in gaining professional evaluation of our facilities as well as information about the work of teams and commit-

tees within our association. This information will allow the Board of Trustees, committees and our members to make informed decisions.

This professional evaluation and related data will give the Board of Trustees, committees and our General Manager a foundation to share information. By sharing factual information throughout our LMC community association to all members, everyone will obtain actual knowledge and information about the assets of our community and our future.

Working together within our community association keeps us all informed as well as working toward our shared future in this place we call home.

CATCH THE SPIRIT!

UPDATE ON LMC BOARD OF TRUSTEES' ACTIVITIES

By Teddy Clark

At our May orientation meeting the Trustees, with input from Committee Chairs and our General Manager, developed the goals for 2011-12. The primary goal has been to: **Establish a Strategic Long-Range Plan for the management of the LMC assets by March 2012.** Work began immediately after the orientation meeting and continues as you read this article.

PHASE I

The first step was to complete a baseline assessment designed to determine the structural viability of the Beach Club, Bridge Deck and RV Park. Task Force I team was formed to develop a scope of work necessary for a baseline assessment. The architectural firm of Lindberg and Smith was selected to perform the facilities evaluation. Their work was completed in September, 2011, and their findings provided a great deal of information about our facilities, including drainage, structural and electrical issues and the expected life of our facilities. Their evaluation determined the Beach Club will outlive many of us if recommendations from the report are completed.

Next, Task Force II was formed which included members with strong financial credentials. Their focus was on financial information including historical financial records, current data and financial forecasting projections. Task Force II developed three possible scenarios for implementation of the recommendations: best, worst and moderate financial cases. Their work was presented at the July Workshop and provided the board a better understanding of possible financial approaches.

In addition, an updated Reserve Study was completed which gives us information on the expected life of the components of our facilities and the estimated costs of replacement. This is data we need to help

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all of us make informed decisions for the future of our association and its assets.

In July, we received extensive information and a legal opinion regarding new regulations added to the American's with Disabilities Act (ADA). These requirements may affect our facilities regarding not only disabled persons but also our ability to offer contract memberships. This information was reviewed at the September Workshop and will continue to be considered as an important component of data collected and possible decisions about our facilities.

The staff has been diligent about collecting accurate facility usage data this past year. We now have data on pool and exercise areas usage, as well as meeting rooms and rentals. These are important data and will continue to be collected. We also have information from previous surveys and studies for reference, plus recommendations from our 2009 Long Range Planning Committee.

PHASE II

In October, a new team was chartered. The team is again composed of board members, committee members and other LMC members with backgrounds in electrical and structural systems, business operations and finance. This Collaborative Team is tasked with utilizing the baseline data obtained in the facilities evaluation to define alternatives for the future of the LMC facilities. This team is still working on their task, though a draft of the status of their work was presented in the November Board workshop.

The Board of Trustees and LMC Committee Chairs held two workshops in November. The purpose of the first workshop was to review the 2012 budget with the Finance and Operations Committees and our General Manager. As you can see, the regular work of trustees, committees, the General Manager and staff continues, even as we continue to work on the Strategic Long-Range Plan.

NEXT STEP----JOIN THE CONVERSATION

We want you to know more about the information we are finding out about our facilities, our finances and options for our future. We are excited to have up-to-date information as a basis from which to make informed decisions affecting our association. It is an invitation to all to work together to make intelligent choices as we move forward in the future. Please join us in early 2012, you will be hearing about opportunities to join this conversation. Together we can ensure that our community's future is bright.

"It is we, collectively, who can make the agreement as to how we live together, and that only happens when we talk about it."

Juanita Brown

All of the work described has been a collaborative effort the past five months between the board, committee chairs and committee members as well as members of the community at large. That translates into many meetings and workshops. Thank you to all of the members who are contributing their knowledge, creative ideas, and time, plus demonstrating the ability to work effectively together for the benefit of our community association.

This is an amazing community association, I feel very fortunate to be part of such a great array of volunteers working together.

Come join in the spirit!

Reserve Study Update

By Brian Belmont, General Manager

Association Reserves, Inc., who prepared our recently completed reserve study, provided much of the information contained in this article

What is a Reserve Study?

A reserve study is a budget planning tool that helps associations anticipate and prepare for major common area repair and replacement expenses. Major common area expenses include items such as roof replacement, repainting of buildings, swimming pool re-plastering and asphalt repairs. Reserve studies include a 30 year funding plan that assists community association leaders in determining what is needed to be saved each year in anticipation of the inevitable repair or replacement of the items that are included in the study. A good funding plan will ensure that reserve expenses are offset by ongoing, regular reserve contributions with the goal of avoiding the need for special assessments.

Beginning in 2012, Washington State law will require homeowner associations to have reserve studies prepared by reserve study professionals every year with site visits conducted every three (3) years.

Which Components Belong in the Reserve Study?

The reserve component list forms the foundation of any reserve study. There is a four-part test to determine if a component is appropriate to designate for reserve funding. To be funded, a component must pass *all four* of the tests:

1. The component must be a common area maintenance responsibility, as defined in the Association's governing documents or well-established Association precedent.

2. The component must have a limited useful life.
3. The component must have a predictable remaining useful life.
4. The component's replacement cost must be above a minimum threshold amount.

Why does our Association need a Reserve Study?

The LMC governing documents require the Board of Trustees to set aside an appropriate amount of money on a regular basis to offset the ongoing deterioration of the common areas. All physical assets deteriorate with time and most of the major components which LMC is responsible for maintaining will require repair or replacement in a predictable manner. An updated and implemented reserve study makes it possible to prepare well in advance for these inevitable expenses, spreading out the reserve contributions evenly over time, rather than funding reserves through special assessments or loans.

This summer LMC hired Association Reserves, Inc. (AR) to update our reserve study which was last independently updated in 2004. As part of the study, AR conducted a site visit to quantify and evaluate the common area components that will eventually need to be repaired or replaced using LMC reserve funds. The 100 page update was completed in September. Within the Reserve Study is an executive summary.

The summary indicates that LMC reserves are funded at 58% however, the Reserve Study doesn't include many of the deficiencies that were identified in the Facility Evaluation that was performed by Lindberg and Smith. The majority of deficiencies are electrical or drainage

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related and probably wouldn't be included in the Reserve Study because once repaired the items wouldn't have a predictable remaining useful life.

Reserve study professionals consider reserves funded at 30% and below as weak. Whereas 30% - 70% is fair and if funded above 70% the association's reserve position is viewed as strong. The higher funding percentage an association has the less likely that organization is going to require a special assessment to fund ongoing reserve expenditures.

Currently, our Board of Trustees has a goal to establish a Long Range Strategic Plan for the management of the LMC assets. Using the Facility Evaluation, the Reserve Study and other relevant data, the Board of Trustees in conjunction with LMC committee members and LMC members at large with specific professional backgrounds will help determine options to fund current and future needs of the LMC. Funding the LMC reserves at an adequate level is part of the total picture in the management of LMC assets and will be part of the overall strategic plan.

If you have questions or comments about this article, I can be reached at 360-437-9201 or beachclub@olympus.net.

"The intelligence it took to bring us to modern society may not be enough to get us out of it."

Albert Einstein

Coming Soon! New Walking Trails in North Bay

The PLVC Trails Committee recently approached the LMC Board of Trustees with a proposal for the construction of new walking trails on the greenbelts in North Bay. The proposal was referred to the Greenbelt Committee (GBC) to review and to make recommendations to the LMC Board regarding the proposal. GBC conducted an in-depth review including meeting with PLVC Trails Committee Chair; evaluating comments received from over 70 letters sent to LMC lot owners located in proximity to the proposed trails; and consideration of issues raised by the LMC General Manager and the Operations Committee. After due deliberation, the GBC Committee made its recommendation to the LMC Board. Of the several new trails proposed, the GBC recommended that the LMC Board approve only:

- The construction of a new walking trail in the greenbelt along the west side of Talbot Way from Walker Way to Swansonville Road
- The construction of a new access trail to the Lower Rainier Loop Trail off Cressey Lane
- The formalizing of an existing social trail from Camano Lane to the Lower Rainier Loop Trail
- The addition of a social trail connection between Drew Lane and Oak Bay Road.

The LMC Board of Trustees adopted these recommendations. The approved new trails are part of the PLVC Trails Committee Long-Range Plan. Construction will start soon.

Cost Saving Measures

By Brian Belmont, General Manager

For the past few years LMC, like most small businesses, has been challenged to work leaner and more efficiently.

Heat pumps have been installed to heat LMC's two swimming pools and spa much more efficiently than did the propane pool heaters. Fluorescent lighting has been installed where practical to save energy and money. We've been able to find new vendors that provide a cost savings when we purchase pool and cleaning supplies. Where possible our maintenance staff has taken on facility repairs that in past years would have been contracted out.

For the past few years, assessment delinquencies have climbed to approximately 3% each year which amounts to a little more than \$15,000 annually that isn't being collected. In 2012 LMC will discontinue contract memberships (see accompanying article) in order to comply with state and federal laws.

Throughout these tough financial times LMC has managed to maintain a consistent level of service to our members. Unfortunately, we have stretched our resources as far as they can go without reducing member services.

Beginning Sunday, January 8, 2012, the Beach Club will be closed all day on Sunday for the following months: January – April and October – December. It is estimated that by closing on these 30 Sundays, LMC will save approximately \$10,000 in wages and other tangible costs. In addition, there will be other savings in electricity, water, propane and pool chemicals.

The LMC Board of Trustees, the Finance and Operations Committees have reviewed the usage data and determined that the Sunday closure made the best business sense. Typically, Sunday is the slowest usage day at the Beach Club so fewer members should be affected by the reduction in facility hours.

For groups that have already booked meetings or functions on Sunday during the closure months LMC will open for those activities only at no additional charge to the organizers. However, any new Sunday reservations will only be scheduled if the group is willing to pay LMC for the extra staff time.

Your LMC Board of Trustees put a lot of thought into this decision. Reducing facility hours was a cost saving measure that was carefully considered and put off for as long as possible. Unfortunately now is the time to make these very tough decisions.

If you have questions or comments about this article, I can be reached at 360-437-9201 or beachclub@olympus.net.

HELP WANTED



Community conscious, responsible individuals who enjoy the outdoors and are willing to spend a few hours each year contributing to the beautification of their neighborhood. No experience necessary. Compensation in the form of personal satisfaction is dependant upon effort. For details contact Jerry or Diane Purdy, NBLOA Clean Sweep Chairs, 437-1262.

Disaster Preparedness in Port Ludlow

By Russ Henry

It might be useful to briefly explain the term: disaster preparedness (DP in the rest of this article for the sake of brevity): first, what DP is not. When one's house is on fire, or one suspects a burglar is casing the house or one is having a medical event requiring professional attention, that is an **emergency** and one dials 911. The fire department, EMT's, and Sheriff's department (now known as "first responders") handle emergencies. When an entire community (or a large part thereof) is affected by a calamity such as a destructive windstorm, destructive earthquake, wildfire, etc. which causes substantial property damage and/or numerous injuries a **disaster** is in progress. Disasters quickly exceed the capacity of the first responders to assist everyone in need. DP in a community such as ours is preparing the people of the community to rise up to assist one another (self help) in order to minimize the impact of the disaster.

To enable us to self help in an effective way, we must organize and educate ourselves, as individuals and as a community. This means having DP leaders identified and trained in each neighborhood; they are called "block captains." They are the primary point of contact for their neighbors regarding DP, which includes informing their neighbors how to properly prepare for a disaster (each household has responsibilities in this regard), identifying any special needs that their neighbors may have, and soliciting information from

their neighbors about skills and equipment their neighbors have that would be useful in the event of a disaster. Should a disaster occur, the block captains will survey their neighborhoods and pass status/needs information by radio to "response coordinators." The radios are provided by the PLVC, and the block captains are trained in their use (quite simple).

In addition to the block captains, we have volunteer teams in place to provide assistance since the first responders will be overwhelmed and not able to assist everyone. These Community Emergency Response Teams (CERT) consist of volunteers from the community who have undergone formal training which enables them to be more useful in a disaster than your average citizen, but they are not in any way a substitute for the professional first responders. In a disaster, however, they will make an important difference in many people's lives.

We are always looking for motivated people who are willing to give a little (not a lot - say, a few hours a year) of their time to help themselves and their neighbors become better prepared for a disaster. If you wish to learn more about DP in Port Ludlow, you may go to the Village Council web site (www.plvc.org) and click on the "Disaster Preparedness Group" link (last item under "Associations" on the left of the home page). Another superior source of DP information is the FEMA website www.ready.gov; please everyone check it out.

Being a block captain is an excellent way to get to meet your neighbors (you don't need the "I need a cup of sugar" excuse). Whether you are

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new to the neighborhood or if you've been here a long time but just haven't gotten around to meeting the folks who live near you. If you would like more information on becoming a block captain or regarding CERT training, please contact: Russ Henry at (437-2250) russhenry62@gmail.com or Barbara Berthiaume at (437-0423)

barabara.berthiaume@gmail.com. We are both very nice people, well ... at least Barbara is, and we would be glad to answer whatever questions you may have.

It's for the Birds ... Or is it?

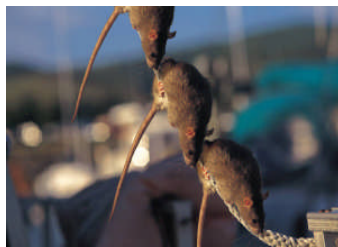
By Tom Satterlee, Operations Committee Chair

North Bay rodents socializing among their clan about "easy pickin's" of food from seed-stocked hanging bird feeders:



"Rats", the Raccoon said, "have been eating all the bird feed scattered about in this yard so let's set up camp under this porch and be ready anytime some goodies drop from all these bird feeders."

"A great feeder, this yard," said the Rat to his buddies. "Let's send word to all our cousins, aunts, uncles, nieces and nephews that there is enough food here to feed the eight of us plus the



rest of the family. Have to work fast to beat the Raccoons though, so nesting in this cotoneaster at the edge of the yard will be the best."

Mom Squirrel to Pop Squirrel: "Great location, just check the food delivery system.



All these messy birds kick their seeds out of their feeder into our laps. Let's set up a home in this nice warm house insulation and grow old together."

They may be cute and interesting to watch but they are free loaders and will congregate wherever food is easy to find. Too many of them and they are annoying! That is, a NUISANCE! And, under Article I, 3. No Nuisance, they go counter to our Regulations.

More than two seeded bird feeders will cause problems. Birds are very messy eaters, scattering their seed on the ground where the rats, squirrels and raccoons play. These pesky varmints will set up nests in houses, under porches, garages, basements or any other dry warm place close to the food.



**Be considerate of your neighbors -
do not feed the wild life.**

LMC GOVERNING DOCUMENTS

Questions often arise about the LMC governing documents, which one comes first, how they relate to each other, and how they came to be. The following hierarchy describes these documents and their function in providing guidance to the LMC Board of Trustees, committees, staff and membership. It is important to note that all aspects of the corporation are subject to Federal, State and County law.

COVENANTS:

A covenant is a written promise in a contract or in a deed to real property. A mutual covenant among members of a homeowners association contains promises to respect the rules of conduct and the restrictions on use of property. This agreement between owners is recorded in a document called “Covenants, Conditions and Restrictions” (abbreviated as CC&Rs) that governs a development or condominium project and is recorded with the County Recorder. The CC&Rs for land within a specific plat must be provided to each purchaser, is binding on future title-holders of the property, and runs with the land. Each platted area within the LMC has a covenant unique to that plat. Yours is with your deed.

ARTICLES OF INCORPORATION:

The Articles of Incorporation form the basic charter of a corporation by spelling out the name, basic purpose, names of incorporators and any special characteristics of the corporation (e.g., non-profit, imposition of assessments, dissolution). LMC Articles of Incorporation were signed by the incorporators and filed with the Secretary of State of Washington in 1968. Amendments to the Articles of Incorporation

when approved by a vote of the membership must also be filed with the State.

BYLAWS:

Bylaws are the written rules for conducting the business of the corporation. Bylaws provide for meetings, elections of a board of trustees, officers and formation of committees. They also contain directions for assessments, elections, filling vacancies, and how members are to be notified. Bylaws are essentially a contract among members and must be formally adopted and amended by the membership.

REGULATIONS:

Regulations are written rules adopted by the Board of Trustees with regard to land use and common property. The board derives the authority to write and amend regulations from the hierarchy of governing documents listed above. LMC committees and staff in cooperation with the board carry out the dictates of the regulations for the benefit of the membership. In addition to the various requirements, the LMC Regulations address application processes, compliance issues, appeals and enforcement.

POLICY AND PROCEDURES:

Policy and Procedure documents are prepared by the board and committees based on the Covenants, Articles, Bylaws and Regulations. They offer guidance to current and future boards, committees and staff, assisting them in the efficient running of the corporation.

The governing documents are posted on the corporation website, lmcbeachclub.com, and are available at the Beach Club.

Contract Memberships Are Suspended in 2012

By Brian Belmont, General Manager

There has been some concern that continuing to allow contract members (non-LMC members) to have access to the LMC swimming pool facilities could impact our ability to operate the Beach Club pools and hot tub without having lifeguards on duty at all times.

Beginning in 2012, LMC will no longer offer "contract memberships" to those non LMC residents within the Master Planned Resort area of Port Ludlow.

For more than 20 years, LMC has offered Port Ludlow residential property owners, not affiliated with LMC, an opportunity to have access to the association's recreational amenities on an annual basis provided that an annual fee was paid to LMC. In other words, if you owned residential property in Port Ludlow but weren't part of LMC's membership and wanted to have access to LMC amenities you could pay an annual fee and become a "contract member" for the calendar year. The intent was that contract members essentially enjoyed the same privileges that our LMC members did except they couldn't vote as a member. Contract members were also exempt from the responsibility of any member approved special or capital assessments that are tied specifically to LMC properties.

By contrast, membership in Ludlow Maintenance Commission (LMC) is connected directly to owning residential real property located within the association's jurisdiction. In general, this jurisdiction area is referred to as the North Bay portion of Port Ludlow.

The Beach Club water recreation facilities are regulated by Washington Administrative Code (WAC) 246-260. LMC has operated as a "limited use pool" under WAC 246-260 which is defined as:

"Limited use pool" means any swimming, spa, wading, or spray pool regulated by this chapter at an apartment, boarding home, condominium, fraternity, home owners association, hotel, mobile home park, motel, recreational vehicle park, sorority or rental housing unit for the use of the persons living or residing at the facility and their resident's invited guests.

When organized programs are provided at the facility (including, but not limited to, formal swimming or diving lessons, swim meets, or exercise classes), for users besides those specified under the limited use category, the pool facility shall be considered to be a general use pool during periods of such activity."

The difference between operating a "limited use pool" and a "general use pool" are considerable. The most significant being the requirement to have poolside lifeguards during operating hours. If LMC were to employ lifeguards the labor costs alone would exceed \$70,000 per year which does not include additional equipment that would be required if LMC were to become a "general use pool" facility. For comparison, LMC brings in approximately \$15,000 per year in contract membership revenue.

In addition to the questions regarding limited use vs. general use classification LMC had questions about the recently amended Americans with Disabilities Act (ADA) and whether or not the association would be required to comply with the new provisions.

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This past July LMC requested and received a legal opinion on both the “limited use” and ADA amendment. In summary, the legal opinion said that if LMC limits the pool usage to LMC members and their invited guests the facility can continue to operate as a “limited use” facility. However, if LMC continues to offer contract memberships it would be required to comply with the “general use pool” provisions which include employing lifeguards.

Although not quite as black and white as the limited use issue it also appears that if LMC restricts access to the LMC facilities to LMC members and their invited guests the association won't be required to make immediate facility upgrades such as parking improvements, door opening hardware, pool and spa lifts and possibly an elevator or ramp to allow better access to the lower level of the Beach Club.

It's disappointing not being able to offer contract memberships to our South Bay neighbors. In 2011 we had nearly 20 families that purchased contract memberships many of which have been coming to the Beach Club for years and years.

Although the loss of revenue is less than 3% of annual operating budget it has an impact in these very tough financial times. Those of us that work at the Beach Club will also miss seeing those contract members that are some of our most regular users.

LMC will continue to look at other ways that we can be more inclusive to the greater Port Ludlow community without financially impacting our LMC members. If you have questions or comments about this article, I can be reached at 360-437-9201 or beachclub@olympus.net.



Food Bank Donations Needed

By Peggy Schafran

The Chimacum Food Bank needs donations throughout the year, not just at the holidays. At present they have about 200 families, some extended families now living together and many people living in the woods. There are older people who come in weekly as they can't seem to make it on their Social Security money and must decide between food or medicine.

The Food Bank can use any food item and, during the winter, crackers of any kind are especially welcome. And, since the Food Bank may only purchase food items, donations of non-food items are greatly appreciated. This might include facial and toilet tissue, soap, detergent, batteries, light bulbs, calendars, note pads, etc. Of course warm clothing and blankets would be welcome!

Next time you go to the Beach Club please remember to take along something to place in the Food Bank receptacle.

LUDLOW MAINTENANCE COMMISSION

VISION

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.

MISSION

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.

2011-12 GOALS

Establish a *Strategic Long-Range Plan* for the management of the LMC assets by March 2012:

1. Complete a baseline assessment in order to maintain the current level of operation of the Beach Club, Bridge Deck and RV Park following completion of a 3rd party evaluation as recommended by the 2009 Long-Range Planning Committee.
2. Utilizing the baseline assessment data above, evaluate the financial assets available to sustain the existing facilities and services into the future. Analyze the data and develop a strategic plan by November 2011.
3. Define available options based on the obtained data and the strategic plan by February 2012.
4. Formalize a report and present it to the membership at the 2012 Annual Members' Meeting.

THE NAVIGATOR

November 2011

LMC BOARD OF TRUSTEES 2011 – 2012

	<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

* Trustees meet at 1:00 p.m. on the 4th Thursday of each month.

* Committee meeting schedule is posted at the Beach Club and may also be found online at 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.

COMMITTEE ROSTER

ARCHITECTURAL CONTROL

Bill Clark, Chair	437-2081	Sharon Draper	437-5112
Vaughn Bradshaw, Trustee	437-9683	Vic Draper	437-5112
Sally Orsborn, Trustee	437-0670	Bill Hansen	437-5152
Carol Ann Napheys	437-7795	Peggy Manspeaker	437-2016
Noble Nilsen	437-2666		
Charlie Jackson (alternate)	437-4095	Ned Luce, Chair	437-0191
Joe Murray (alternate)	360-460-4928	Richard Babaian, Trustee	713-661-4388

COVENANTS & REGULATIONS

Carol Shamhart, Chair	437-0141	Elizabeth Van Zonneveld, Trustee	437-5118
Sally Orsborn, Trustee	437-0670	Bob Bima	437-9335
Mike Larkin, Trustee	437-2825	John Erickson	437-2164
Art Moyer	437-7962	Stan Kadesh	437-2595
Bill Wilson	437-7782	Eve McDougall	437-9168

COMMUNICATIONS

Sue Milner, Chair	437-7862	<u>GREENBELT</u>	
Teddy Clark, Trustee	437-2081	<i>Open Seat</i> , Chair	
Glee Hubbard, Trustee	437-7325	Jerry Purdy, Trustee	437-1262
Barbara Berthiaume	437-0423	Elizabeth Van Zonneveld, Trustee	437-5118
Michael Cahn	437-8223	Roger Oster	437-0241
Ron Racki	437-7748	Kim Wright	437-9566
Claudia Robbins	437-1717		
Carol Shamhart	437-0141	<u>OPERATIONS</u>	
Eva Van Buren	437-7932	Tom Satterlee, Chair	437-4117

ELECTIONS – Service Committee

Brian Belmont, Chair	437-9201	Teddy Clark, Trustee	437-2081
Vaughn Bradshaw, Trustee	437-9683	Mike Larkin, Trustee	437-2825
Elizabeth Van Zonneveld, Trustee	437-5118	Monica Brown	437-8212
Gene Carmody	437-4024	Sheila Brunstad	437-0482
		Jim Goode	437-2529
		Carol Shamhart	437-0141

GENERAL INFORMATION

BEACH CLUB 2012 Winter Schedule

Beach Club Hours

Monday - Saturday 7 a.m. - 9 p.m.

Sunday - Closed

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:

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

Closed until May 2012

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

EMAIL DELIVERY SAVES US ALL MONEY

By requesting email delivery of the Navigator you can help conserve your LMC resources. A simple call or email to the Beach Club will do the trick (360-437-9201 or beachclub@olympus.net).

There are currently 210 members on the email list. The following numbers are based on a typical 8-page newsletter with 210 on the email distribution list.

Bulk rate is \$.26 per piece	\$54.60
Copier service agreement	
@ \$.013 per page	21.84
Paper cost \$.009 per page	13.12
Labor to print, fold & label (210 newsletters, 2 hours)	<u>30.00</u>

Total Savings = \$121.56

LMC BOARD MEETING DATES

The LMC Board Meeting Schedule (start times as noted):

- Thursday, Dec. 22 9 - 12 p.m.
- Thursday, January 26 1 - 4 p.m.
- Thursday, February 23 1 - 4 p.m.
- Thursday, March 22 1 - 4 p.m.

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

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