



The Navigator

A Report by the *Ludlow Maintenance Commission*



January 2010

PRESIDENT'S MESSAGE

by Elizabeth Van Zonneveld, LMC President

In the last issue of Navigator, we inserted a questionnaire and asked each of you to fill it out and return your answers to the LMC. The Long Range Planning Committee is reviewing those already received, and urging more of you to participate. (If you need a copy of the questionnaire, call 360-437-9201 and we'll get it out to you ASAP. The Board and the members of the committee need your input).

Some of you have been very helpful in sending back comments together with the survey responses. It will take some time to review the answers you gave but the committee will be making the information available for everyone to see.

Some comments received so far revolve around issues currently being addressed like tree and view regulations and the enforcement of C & R's. Also mentioned in comments are the need and desire for more exercise facilities and additional social activities open to both north and south bay residents.

A broad vein of consensus among many comments comes from members who report that they chose to own here in part because of the facilities associated with their properties. While different facilities are mentioned, pools and exercise rooms for some, trails and hiking paths for others; RV storage, forested privacy screens are also mentioned. Clearly most folks who live here know about and like the variety of community facilities. Many member comments have urged closer association with the South Bay Association for activities and sharing facilities now and in the future.

Wonderful views are also mentioned, and the problems related to the maturing trees among which we live. Tackling the ways and means to maintain views across both greenbelts and our neighbors maturing landscaping is seen as perhaps the foremost challenge facing us in the near term. Stronger enforcement of regulations was requested several times in the surveys returned to date.

While concern is expressed over the assessments that support our club, park, tennis courts, trails, etc. someone also pointed out that all that LMC provides to its members for \$39 a month is an incredibly good deal, and not one that can be found anywhere else. (*editor: see related article on page 2*)

Ludlow Maintenance Commission, Inc. Voting Results - 2010 Budget Ratified

Member Meeting Held December 12, 2009 at the Beach Club, Port Ludlow

- **Approve** 2010 Operating and Reserve Budgets - 180
- **Reject** 2010 Operating and Reserve Budgets - 8

The 2010 Operating and Reserve Budgets are approved by the LMC membership.

MANAGER'S REPORT

By Brian Belmont, General Manager

Like so many small businesses, LMC has had its challenges in 2009. Operating revenue is well below the budgeted amount. Investment income, architectural fees and contract memberships were well below budget for the year. Although many community associations have seen a high percentage of their members going through bankruptcies or foreclosures, LMC, to date, has received notification of only three foreclosures and one personal bankruptcy. However, at year's end there are 15 properties with unpaid assessments as compared to four at this time last year.

With reduced operating revenue, LMC needed to closely monitor operating expenses throughout the year. Fortunately, energy conservation measures that were implemented at the beginning of the year paid off. Dozens of incandescent lights were converted to fluorescent. Although an exact savings is difficult to calculate, it's safe to say that the reduced electrical consumption in 2009 saved LMC more than \$2,000.

In June, six heat pumps were installed to heat the spa and two swimming pools. Prior to the installation of the new equipment the outdoor pool was heated with an undersized heat pump and a propane boiler. Both the indoor pool and spa were heated with propane boilers.

Although the new pool/spa heat pumps have only been in service since the first of June, LMC is seeing a significant reduction in propane consumption. As compared to 2008, 4,616 less gallons of propane was used to heat the outdoor pool this year.

The indoor pool and spa used 2,366 fewer gallons this year from June 9 through October 28 than was used during the same period in 2008.

In total, 6,982 less gallons of propane was used from the first week of June through the end of October, to heat the pools and spa. With sales tax, this equates to a \$10,974 savings.

It is difficult to determine the additional electrical cost to run the pumps because they are not on dedicated electrical meters. Comparing kilowatt hours this year to last year does not work because we have taken other conservation steps that have reduced our electrical usage. It is safe to say, that although we have not had the heat pumps in operation for very long, we will see a significant energy savings each year. It was LMC's goal for the heat pumps to pay for themselves in energy savings within the first five years of operation. With these preliminary numbers, this goal appears to be realistic.

In October of this year it appeared that LMC would see an annual operating shortfall of nearly \$6,000 for 2009. With the help of our staff, and the cooperation of the LMC members that use the facilities, it now looks as if we will not be in the "red" at year's end.

I'm looking forward to 2010, during which there will be several projects undertaken that will improve safety and/or the appearance of our grounds and facilities. The Bridge Deck building's back deck will be rebuilt, water damaged drywall in the men's locker room will be repaired, and the bank adjacent to the Beach Club tennis courts will be planted. In addition, the Beach Club parking lot lines will be repainted and the plexi-glass panels and wooden frames that are next to the outdoor pool will be removed and replaced.

WHAT YOU GET FOR YOUR MONEY

by Elizabeth Van Zonneveld, LMC President

When the tax assessor's office reassessed Port Ludlow more than a year ago our assessed property valuations increased significantly. Then, when the national real estate bubble burst, North Bay residents were left with the concern that we were unfairly valued in comparison with the rest of Jefferson County. (Assessments here were re-evaluated by the County and adjusted for many owners.) As 2008 and now 2009

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have passed, we can hope that the worst of declining values and slow sales may be behind us.

Recently, the annual assessment notices went out for 2010 LMC lots and condos. At nearly the same time, all members received a questionnaire for long range planning purposes. Some of you have responded to the survey questions with taxes and assessments on your minds. I'd like to offer some thoughts about both taxes, (which are set by Jefferson County, not LMC) and annual assessments, based on budget numbers voted on by LMC members and used to operate and maintain the common properties and facilities we all share as owners in North Bay.

What do you get for your money?

A brief review of homes for sale within Port Ludlow, within the North Bay and South Bay areas, are generally some 3 – 5 per cent higher in value than homes of similar size and description in the surrounding county. This isn't a scientific survey by any means, just a simple comparison of active real estate listings of homes of comparable size, age, etc. In addition, realtors readily speak of the Homeowner Associations and the many common facilities of LMC as valuable selling tools, not the least of which is the very reasonable annual membership cost.

If comparable homes are more valuable in Port Ludlow than in the area around us, what are the reasons? Protective covenants are a large part of the reason according to real estate agents I have queried. A community association with CC&R's to prevent unsightly deterioration of neighborhoods such as an accumulation of derelict vehicles, storage shacks built right next to your property lines and debris accumulated in backyards. Regulations that occasionally seem like a nuisance also play an important role in sustaining property values.

Whether you use them or not, LMC members have amenities available to them that many suburban communities or resorts would find hard to match. These amenities include clubhouse facilities, meet-

ing rooms, indoor and outdoor pools, barbeque and picnic areas, exercise equipment, a lending library, card-playing and crafts spaces, wonderful waterfront views and beach access, tennis courts in two distinctly different settings, a community park with play areas, restrooms, and walking paths.

Add to that, hiking trails throughout our own greenbelt and extending through the whole community, an RV and boat storage lot that is inexpensive and secure, screens of trees and shrubs that even in a fairly dense area give us the sense of woods and privacy.

All of these facilities and the opportunity to enjoy social activities throughout the community are included in LMC ownership. Add to that a terrific golf course, a marina within walking distance of many North Bay neighborhoods. All of these attract new neighbors every year.

A realtor exclaimed in response to my question about the comparative value of all this, "All of this for \$39 a month. There isn't another place on the entire West Coast that can match it." Even in these tough and difficult economic times, let's remember, we live in a great place. Give yourself credit for being smart in choosing it, and make the most of whatever you appreciate most about living here.

DID YOU KNOW?

by Teddy Clark and Brian Belmont

The Beach Club is the heart of our community. Each day many LMC members use the indoor pool and the exercise room. Of course, in the summer our beautiful outdoor pool is enjoyed by many members and their guests.

Did you know about the many other uses of our facilities? They are many and varied. The following are some of the various uses of our Ludlow Maintenance Commission (LMC) facilities during the past year.

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Community & Governance

Each month on the second Saturday the LMC Board of Trustees meets at 9:00 a.m. for the Board of Trustees monthly meeting. Be sure to attend as many meetings as you can for a better understanding of the business of your LMC and the community. All the LMC committees meet at the Beach Club, as does the North Bay Lot Owners Association (NBLOA), various Condo meetings, The Port Ludlow Village Council (PLVC), the Port Ludlow Drainage District (PLDD) and the Trails Committee.

Community Enrichment

Other meetings which can affect our community include the Village Voice meetings, Disaster Preparedness, and the Community Enrichment Alliance (CEA). There are also numerous art-related groups from Port Ludlow, i.e., Singers, Drama, Hula, Stamp Art and the Knit Wits. The Port Ludlow Artists League also meets at the Beach Club. Check out their great selection of possibilities.

Exercise and Fitness

Of course, there are exercise groups such as Aquacise, swim lessons and NIA dance. Weight loss meetings of the Tops organization are held in our LMC facilities. The tennis group and the 9-hole and 18-hole golfers also have regular meetings at the Beach Club as well as the Hiking Club. Don't forget that we do have a squash court and an excellent exercise room.

Study Groups, Clubs, and Classes

Many LMC members are retired which allows them time for study groups such as the Bible study groups. Also, the Association of Naval Aviators holds luncheons and monthly meetings at the Beach Club; we have health information meetings and AARP driving refresher classes; and the RV Club and the Port Ludlow Yacht Club meet at the Beach Club. At Dine and Discover, we are well fed as well as gaining new information from interesting speakers; and there are Wine Tasting events and the 1st Wednesday Luncheon which has interesting speakers.

Family Activities

There are many activities for the whole family, such as Homeowners Potlucks, the Annual Arts & Crafts show, the Garage Sale, and community picnics sponsored by NBLOA. Did you know that the NBLOA also sponsors the Kid's Club? We are also very fortunate to have Kehele Park, where neighbors and families can gather for summer picnics. While kids enjoy the play area, others can play tennis, pickle ball or walk their dogs.

Bridge Deck

Did you know the various functions at the Bridge Deck? Yes, one of the functions is bridge but there is also poker! Also the North Bay Arts Group meets at the Bridge Deck. One other very important use of the Bridge Deck is that of a local lending library. Stop in and check out the selection.

Our LMC facilities are a benefit to all members. They add to our quality of life and enjoyment of living in North Bay. The LMC facilities also greatly add to the value of our individual properties.

For more information about various groups and activities, contact the Beach Club Hostess or check the bulletin boards at the Beach Club.

LMC OPERATIONS COMMITTEE NEWS UPDATE

Our LMC Bylaws state that the primary function of the Operations Committee is to monitor the operations and maintenance of all LMC facilities and their use. (See Article V, Section, (c) of our Governing Documents. While this may sound rather straightforward, it is at times a rather daunting task. Our LMC facilities and their maintenance are much more extensive than many LMC members realize.

The Operations Committee works with our General Manager, Brian Belmont, on the use and maintenance of LMC facilities which includes the Beach Club, tennis courts, grounds maintenance, RV Park

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and Kehele Park. We are also charged with property maintenance issues, such as RV's parked over 72 hours, garbage cans left out in sight and other infractions of our regulations as stated in our Governing Documents. The variety clearly makes this a committee with numerous issues concerning all of our members.

The Operations Committee continues to have a full agenda. This fall the LMC Board of Trustees has asked the Operations Committee to review the following:

- The 2010 Operating and Reserve Budget
- LMC Facility Rules
- Contract Membership
- Beach Club use by guests
- Single family short term rentals

Several meetings, including a special meeting involving review and discussion of the proposed operating and reserve budget for 2010 were held in late 2009. That budget was also reviewed at great length by the LMC Finance Committee and, of course, the LMC Board of Trustees. After much discussion and review, the LMC budget the LMC Budget was passed by the Board of Directors for 2010. There are many volunteers working long hours to give the LMC membership the great facilities we have available to us.

After lengthy discussion, review, writing, rewriting, and proofing, the Operations Committee presented the LMC Board of Trustees with an updated draft of the facility rules, which will provide clarification for both members and guests. The Board accepted the draft as a first reading and has passed it to the Covenants and Regulations Committee for review and comment. The other items previously mentioned remain on our agenda for further review and discussion. The committee's recommendations are then passed on to the LMC Board of Trustees.

The Operations committee meets the 1st and 3rd Tuesday of each month at 4:00 p.m. at the Beach Club. As with all standing committees, members are invited to attend.

VOLUNTEER RECOGNITION

At the LMC annual membership meeting each year the Board of Trustees recognize the volunteers that contribute so much to our North Bay community. At the December 12, 2009 Board meeting the Trustees adopted the following guidelines for volunteer recognition.

Volunteer Recognition Guidelines

Adopted December 12, 2009

Volunteers are the foundation of the many responsibilities and activities at Port Ludlow.

Material reward is generally inappropriate, but public recognition should be given. The following are guidelines to suggest appropriate recognition and to whom:

Certificate of Appreciation

These will be awarded annually to recognize volunteer contributions to Ludlow Maintenance Commission (LMC) by its individual members.

Suggested Standards:

1. Retiring Board members and all committee members should receive recognition.
2. Members of ad hoc committees that have achieved noteworthy results may be considered for recognition.
3. Other active members of LMC who may have contributed to the North Bay community over a long period of time and or have served on a variety of committees/projects may be considered for recognition.

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4. At its March executive session, the Board will approve the recipients by majority vote.

Recognition:

Certificates of Achievement are presented at the LMC Annual Meeting of members and announcements will be made in the LMC Navigator.

John Van Zonneveld “Big John” Award

Suggested standards:

1. This award may be presented each year, the recipient of which may or may not be an LMC member, for outstanding and dedicated volunteer service to the North Bay community. The intent of this award is to recognize exceptional volunteerism.
2. Written nominations will be sought through articles in the January, Port Ludlow Voice and the winter LMC Navigator. The submittal deadline shall be February 28.
3. The LMC Board should consider prospects each year at its March meeting in executive session. The annual recipient will be determined by a majority vote of the Board.

Current Board members are ineligible.

Recognition

The recognition is in the form of a certificate, placing her/his name on a brass plate attached to the **John Van Zonneveld** “Big John” Award plaque in the Beach Club; presentation at the Annual Meeting of members, and publicity to the Voice and Navigator.

“Big John” Volunteer Appreciation Award

In conjunction with the LMC Annual Membership Meeting in April 2010 the board will be presenting the first perpetual “**Big John**” **Van Zonneveld** award for exceptional volunteerism in service to the community.

This award commemorates John’s commitment to the Port Ludlow community and recognizes those who share that value. Nominations are open to North Bay residents and should be delivered to the LMC Board by February 28, 2010 or by e-mail to beachclub@olympus.net.

WHAT IS THE NORTH BAY LOT OWNERS ASSOCIATION?

by Amy Recht and Bryan Diehl

Have you seen signs or references in documents to the Port Ludlow Lot Owners Association? Ever wonder what that is? This is an old name for what is now known as the North Bay Lot Owners Association (NBLOA) – an organization whose membership is comprised of all owners of lots or land in the North Bay community.

A few years ago, the Port Ludlow Lot Owners Association, known at the time as simply the LOA, adopted the name North Bay Lot Owners’ Association (NBLOA) for clarification purposes as it does not represent all lot owners in Port Ludlow – just those in North Bay.

While everyone who is a member of the NBLOA is also a member of the Ludlow Maintenance Commission (LMC), the two organizations are autonomous. The NBLOA was established to serve as a communication channel representing the owners of lots (and homes) in the North Bay. ***The NBLOA is funded completely by donation and has no financial ties to the LMC.***

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The NBLOA Election Committee presents candidates to represent the lot owners on the LMC Board. It publishes the “North Bay Bulletin” an electronic periodical that disseminates pertinent information in a timely manner electronically. The NBLOA is a main contributor and sponsor of a number of social activities and committees aimed at promoting a sense of community.

While election activities are limited to lot owners only, to promote inclusiveness in the whole North Bay community, all of the social activities sponsored by the NBLOA, along with the North Bay Bulletin, are open and available to all LMC members including condo owners.

It is often stated that the LMC manages the physical assets of the North Bay Community while the NBLOA organizes many of the social and community activities of the North Bay. This is an oversimplification and downplays the primary purpose of the NBLOA which is to represent North Bay lot and home owners’ interests to the LMC. It is only in addition to this primary endeavor that the NBLOA continually strives to make every effort as an entity to enhance the lifestyle and enjoyment of our community by taking on many service and social commitments.

The following is a partial list of the ongoing service projects that we conduct on behalf of each lot and home owner in our North Bay community:

Welcoming Committee – greeting new residents and providing them with valuable community information and contacts.

Yard Waste Pick Up – volunteers organize and go through our neighborhood each Spring and Fall collecting your yard waste and transporting it to be locally composted.

Sunshine Committee – sending appropriate cards to our neighbors who are ill or grieving. (If you ever know of someone who needs a card, please notify us!)

Annual Garage Sale – held each Memorial Day at the Beach Club with rental tables available to all members (...so you don’t have to have strangers come to your own house!)

Annual Arts Crafts & Antique Fair – held on Labor Day weekend with tables available for rent.

Children & Family Activities Committee – working closely with the Port Ludlow Kids Club in order to provide positive, exciting and fun activities and opportunities for the next generation of Port Ludlow leaders.

North Bay Bulletin – this is a time-sensitive email communication tool that has proven an invaluable source of relevant information about upcoming events which could be of interest to our North Bay community. The North Bay Bulletin is a separate e-mail service from the notices sent out from the Beach Club about LMC business. As the LMC and NBLOA e-mail lists are not shared, please drop us an email at portludlowloa@yahoo.com (there’s that old name again!) to be added to our list of recipients.

The NBLOA Board of Directors meets at the Beach Club on the first Monday of every month (except August) at 9:00 am. All members are invited and encouraged to. We are always looking for new ways to serve our North Bay community.

INFORMATION FOR HOME OWNERS WHO RENT

The following Ludlow Maintenance (LMC) Regulations contain important information for home owners who rent their homes.

Regulation I, Article I, paragraph 2, states:

Single Family Residential Use. Lots are restricted to single family residential use, including rental or other non-owner use of property.

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Regulation I, Article I, paragraph 10 states:

a. Leases. Any lease or rental agreement between an owner and a tenant shall provide (1) that the terms of the tenancy shall be subject in all respects to the provisions of the Covenants, Articles of Incorporation and Bylaws of the LMC and any rules and regulations established by the Board of Trustees; and (2) that any failure by the tenant to comply with the terms of such document shall be a default under the lease or rental agreement. All leases and rental shall be in writing.

b. Notification. Any owner who leases or rents their property shall notify LMC in writing of: (1) the name and mailing address of any tenant; and (2) the term of such lease or rental agreement. The purpose of this notification is to provide the tenant with copies of LMC Rules and Regulations.

EVERY DOLLAR COUNTS!

by Paul Moseley, Trustee

It costs you and your neighbors money when you receive the Navigator in printed paper format. If you have a computer and can receive email, we suggest signing up for **electronic delivery** of our LMC newsletter via email. The expense of mailing continues to rise and yet we feel it is very important to communicate with our members on what is going on within the LMC and its committees. We hope you enjoy our news letter and that you will join us in saving money and resources by letting **Brian Belmont** know at the Beach Club, 437-9201 or by e-mail beachclub@olympus.net that you would like to receive your copy of the Navigator by email.

LMC ANNUAL BOARD ELECTION

The Annual LMC Meeting takes place April 17, 2010, at which time there will be four board positions open. Two three-year lot owner positions, currently held by **Paul Moseley** and **Stan Kadesh** and a three-year condominium position held by **Elizabeth Van Zonneveld**, are concluding. **Jerry Nelson**, a condominium board member, resigned earlier this year and **Tom Satterlee** was appointed by the Board to take his place. This position is up for election and is a two-year term.

If you are interested in serving your community in a volunteer position with LMC please contact any board member or **Brian Belmont** at 437-9201 or e-mail beachclub@olympus.net. There are a number of opportunities available and it is a great way to get to know your neighbors.

LOOKING AHEAD

Watch for the LMC Board election ballots that will be mailed out before April 1. Be sure to vote and send in your ballot.

Everyballot is important!

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 Kadesh *Trustee*
- Paul Moseley *Trustee*
- Tom Satterlee *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 - 437-0757

COVENANTS & REGULATIONS

- Dwayne Wilcox, Chair - 437-5056
- Hugh Jenings Jr., Trustee - 437-5162
- Mike Larkin - 437-2825
- Anthony Monti - 437-0716
- Art Moyer - 437-7962
- Carol Reichstetter - 437-7837
- Jan Richings - 437-9400

COMMUNICATIONS

- Barbara Berthiaume, Chair - 437-0423
- Paul Moseley, Trustee, - 301-9962
- Teddy Clark, Trustee - 437-2081
- Michael Cahn - 437-8223
- Evelyn Fett - 437-0678
- Amy Recht - 437-4069
- Carol Shamhart - 437-0141

FINANCE

- Ian Feltham, Chair - 437-9196
- Vaughn Bradshaw, Trustee - 437-9683
- Stan Kadesh, Trustee - 437-2595
- Robert Bima - 437-9335
- Norm Crump - 437-2134
- Ned Luce - 437-0191
- Eve McDougall - 437-9168
- Patrick Shannon - 774-0764

GREENBELT

- Ted Buehler, Chair - 437-0500
- Tom Satterlee, Trustee - 437-4117
- Elizabeth Van Zonneveld, Trustee - 437-5118
- Jimmie Hendricks - 437-4061
- Peggy Manspeaker, alternate - 437-2016
- Skip Rasmussen - 437-5819
- Ross Robson - 437-0100

Greenbelt (cont'd)

- 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
- Monica Brown - 437-8212
- Sheila Brunstad - 437-0482
- Carol Shamhart - 437-0141

BEACH CLUB 2010 Winter 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

Closed for the season

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.) There are 150 members on the current e-mail list. The last issue of The Log was six pages.

Bulk rate is \$.256 per piece	\$38.40
Copier service agreement is \$.018 per page	21.60
Paper cost is \$.008 per page	9.00
Labor to print, fold & label	<u>\$30.00</u>
Total Savings	\$99.00

LMC BOARD MEETING DATES

The LMC board meeting schedule for 1st quarter, 2010, is as follows with the start time remaining the same at 9:00 AMth:

- Saturday, January 9th
- Saturday, February 13th
- Saturday, March 13th

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

Ludlow Maintenance Commission
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Port Ludlow WA 98365

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