



The Navigator

A Report by the Ludlow Maintenance Commission



January 2011

FROM THE PRESIDENT

TREES AND VIEWS - A REVIEW

In August 2009 LMC's Architectural Control Committee (ACC) recommended a review of the Trees and Views Section of our regulations (Regulation II, Article I, (3)) stating that the current regulation was subject to multiple interpretations in many areas. The Trustees placed a moratorium on ACC applications concerning View Obstruction requests. In January, 2010 the proposed revisions to the part of Regulation II known as "Trees and Views" was reviewed for the Trustees by ACC and following review of the language by Covenants and Regulations Committee in January and February 2010 adopted a first reading by the Board in March and sent the revised regulation to our attorney for reviewing

With some modifications the revised Trees and Views Regulation was adopted; the moratorium on applications was lifted in April, 2010.

At the April, 2010 Annual Members Meeting of LMC, some members asked that the new language be sent back to the Board for reconsideration. In order to understand the concerns of members about the regulation the Board established a review period of six months and held a special discussion session on May 19, 2010 to hear concerns and comments from members. The Board also asked ACC to report monthly on the progress of application under the new Trees and Views language. The comments received from members at the May discussion meeting have been summarized for board review. In addition a number of letters were received from members offering additional points of view and these comments have been added to the regulation review process.

In October the Trustees requested a progress report from ACC on the application of the new regulatory language. ACC reported they have not had any applications in the course of the six months of review. The Board also held an additional community forum on this subject on October 21st that was attended by about 15 LMC members, many of whom spoke about their experiences with view concerns over neighbor's property under the new regulation. As of the December 2010 Trustees Meeting, ACC reported that no applications had been received for view relief under the new regulation. The meeting comments have been summarized from recordings of the meeting and together with the information from earlier letters and discussions will be included in a trustee workshop to determine whether further changes to the regulation may be warranted.

YOU ARE INVITED

When: *Thursday, February 17, 2011*
4:00 p.m. to 7:00 p.m.

Where: *Beach Club Bay View Room*

The Board of Trustees is hosting an informal wine and cheese social event. This get together is a great way to meet new neighbors, visit with old friends and strengthen a sense of community.

There is no admission charge.

We look forward to seeing you on the 17th.

Elizabeth Van Zonneveld

RV STORAGE LOT UPGRADES

by Brian Belmont, General Manager

On December 27, Bird Electric Corporation started the upgrades to the two LMC storage lots. With the exception of a couple of needed minor adjustments Bird has completed the project at the time this article was written. A new light pole with double light fixtures was added to the center island area of each lot. A light pole and fixture was replaced in the Rainier lot and a light fixture was replaced on one of the existing poles in the Talbot lot.

In addition, the overloaded electrical circuit in the center island section of the Rainier lot was split into two circuits. This change should eliminate the tripping of the circuit breaker during winter months.

Four CCTV digital cameras were installed in each storage lot which now gives LMC the capability to record storage lot activity.

During the project there were several trenches dug throughout both storage lots. As the backfilled material settles we will more than likely need to fill in the low spots within the driving lanes. Our maintenance staff will monitor this for the next several months.

Many owners were asked to relocate their stored equipment during the work period. The remaining owners were advised that the storage lots would not be accessible for a two week period. LMC gave a temporary waiver for Regulation I, Article I, Paragraph 6 which restricts parking of trailers and RVs on single family properties in the North Bay during the project. The waiver ended effective Friday, January 14, 2011. A letter was mailed to all tenants which advised them that the existing Rules and Regulations were again in effect.

On behalf of LMC, I would like to thank all LMC members for their patience. RV owners were inconvenienced as were their neighbors that had to look at RVs parked in driveways.

FROM THE DESK OF THE TREASURER

by Sharron Sherfick

The LMC faces the same financial challenges that you and I do as the cost for fuel, utilities, goods and services continue to rise. LMC's cost to support the facilities and provide the services we, as community members expect, is rising.

As we do with our personal budgets, LMC watches closely how each dollar is spent. Management continually looks for ways to reduce expenses but finds it challenging in this economic climate.

One particular expense comes to mind – health insurance costs. As a result of new legislation, LMC's premiums were going to increase by 25% effective January 1, 2011. How could the LMC members possibly absorb such an increase?

Options were explored and in the end, your staff accepted a package that included lower coinsurance limits and higher co-pays that will ultimately save us money on an annual basis.

As a community member, and a trustee, I am grateful that we have such dedicated employees who are willing to make such sacrifices on our behalf during these trying economic times.

VOTING RESULTS - 2011 OPERATING AND RESERVE BUDGETS RATIFIED

Members' meeting was held December 23, 2010, at the Beach Club.

- **Approve - 2011 Operating and Reserve Budgets**
– 163 votes
- **Reject - 2011 Operating and Reserve Budgets**
– 5 votes

The 2011 Operating and Reserve Budgets were approved by the LMC membership.

LMC ANNUAL BOARD ELECTIONS

The 2011 Annual LMC Member Meeting takes place April 16, 2011, at which time there will be four board positions open. Two three-year lot owner positions, currently held by **Stan Kadesh** and **Jerry Purdy** and a three-year condominium position held by **Vaughn Bradshaw** are concluding. There will also be a one-year condominium position currently held by **Glee Hubbard**.

If you are interested in serving your community as a volunteer LMC board member, we ask that board candidates submit a biographical summary that will be included with the annual meeting ballot packet. Bio's should be limited to 300 words and single spaced. In order to be included in the ballot packet, we ask that bio's be submitted no later than March 18. Electronic submission via email is preferred using the email address below.

The LMC Board of Trustees has a monthly board meeting and monthly workshop that is used to prepare for the board meetings. In addition, each trustee is assigned to at least one standing committee which meets at least once per month. If you're interested but have questions, please contact any board member or **Brian Belmont** at 437-9201 or e-mail beachclub@olympus.net.

COVENANTS AND REGULATIONS COMMITTEE ACTIVITIES

by Sally Orsborn

The Covenants and Regulations Committee (CRC) is charged in the LMC Bylaws with drafting and proposing changes to the governing document as requested by the LMC Board of Trustees and standing committees. At this time, the committee is reviewing Regulation V on Appeals with attention to other sections in the Regulations with which it must be consistent. Two bylaw amendments are also under consideration, both having to do with replacements on the LMC Board of Trustees. If approved by the board, the amendments will be submitted to the LMC membership for vote prior to the annual membership meeting in April.

A study of instances in the Bylaws referring to two classes of members (lot owners and condominium owners) resulted in a CRC proposal to the board that a forum be planned to assess member interested in removing the distinctions.

CRC was charged with reviewing a number of Policy and Procedures statements as prepared by the board and various committees. In all instances the criteria for review are as follows: The policy and procedures are not in conflict with the governing documents; the policy is clearly stated; procedures are clearly assessable; and that the governing documents which grant authority to the policy and procedures are referenced.

LMC members are encouraged to follow the work of the CRC by reading the board meeting minutes online and by viewing board-proposed changes on the Beach Club bulletin board. After changes are adopted, the governing documents are updated on the website (www.lmcbeachclub.com). Hard copies are available at the office. CRC meets regularly on the first Tuesday of the month, 9:30 a.m. at the Beach Club. Members of the committee include: **Sally Orsborn**, chair; **Art Moyer**; **Bill Wilson**; Trustee representatives **Mike Larkin** and **Stan Kadesh**; and General Manager **Brian Belmont**, *ex officio*.

New LMC Board Member

by Sue Milner

Jerry Purdy has been selected to serve the remaining four months of **Jim Boyer**'s term of office on LMC's Board of Trustees.

After retiring from a career with the US Customs Service, Jerry worked for the Student Athlete Academic Services at the University of Washington. Since moving to Port Ludlow in 2000 he has consulted for the Department of Defense providing Nuclear Non-Proliferation Training to security services in Armenia, Moldova, and Estonia. All of the positions he has held required effective communicating and listening skills which he feels will benefit him as a member of the Board.

Welcome Jerry.

JOHN VAN ZONNEVELD “BIG JOHN” AWARD

The late **John Van Zonneveld** was a man who often volunteered in our community, and was a very noticeable presence with his energy, size and ideas. John was quick to meet people, and shared his thoughts, concerns and his ideas. John began volunteering at a young age in Holland during World War II, and part of his family and several friends were involved with Dutch resistance efforts. John continued volunteering for the rest of his life.

Following John’s death, former LMC Trustee **Jim Boyer** suggested a Big John Award be presented each year to a member of our community who exemplified the spirit of volunteerism. The LMC Board of Trustees agreed with Trustee Boyer’s idea and the Big John Award was established.

The first Big John Award was presented to LMC member, **Peggy Schafran** in 2010. In conjunction with the Ludlow Maintenance Commission (LMC) Annual Member Meeting Election in April 2011, the Board of Trustees will be presenting the “Big John” 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 Monday, February 28. For further information, contact the Beach Club at 437-9201 or by e-mail at beachclub@olympus.net.

Suggested Standards:

- 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.
- 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**.

- 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.

The Navigator

LMC BOARD OF TRUSTEES 2011 - 2012

	<u>Office</u>	<u>Represents</u>	<u>Phone</u>	<u>Term Expires</u>
Elizabeth Van Zonneveld	President	Condominium	437-5118	2013
Teddy Clark	Vice President	Lot	437-2081	2012
Vaughn Bradshaw	Secretary	Condominium	437-9683	2011
Sharron Sherfick	Treasurer	Lot	360-531-1712	2013
Richard Babaian	Trustee	Lot	713-661-4388	2013
Jerry Purdy	Trustee	Lot	437-1262	2011
Glee Hubbard	Trustee	Condominium	437-7325	2012
Stan Kadash	Trustee	Lot	437-2595	2011
Mike Larkin	Trustee	Lot	437-2825	2012

Brian Belmont, General Manager 437-9201 beachclub@olympus.net

* Trustees meet at 4:00 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 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

Sally Orsborn, Chair	437-0670
Stan Kadash, Trustee	437-2595
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	437-7612
Ron Racki	437-7748
Carol Shamhart	437-0141
Eva Van Buren	437-7932

AD-HOC ELECTIONS

Brian Belmont, Chair	437-9201
Vaughn Bradshaw, Trustee	437-9683

AD-HOC ELECTIONS (cont'd)

Elizabeth Van Zonneveld, Trustee	437-5118
Gene Carmody	437-4024
Bill Hansen	437-5152
Peggy Manspeaker	437-2016

FINANCE

Robert Bima, Chair	437-9335
Richard Babaian, Trustee	713-661-4388
Sharron Sherfick, Trustee	531-1712
Stan Kadash	437-2595
Ned Luce	437-0191
Eve McDougall	437-9168

GREENBELT

<i>Open Seat</i> , Chair	
Jerry Purdy, Trustee	437-1262
Elizabeth Van Zonneveld, Trustee	437-5118
Ted Buehler	437-0500
Marti Lewis	301-3464
Peggy Manspeaker	437-2016
Skip Rasmussen	437-5819
Steve Siegiel	437-0413

OPERATIONS

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

BEACH CLUB 2011 Winter 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

Closed until May 2011

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). There are currently 192 members on the e-mail list.

The following numbers are based on a typical 8-page newsletter with 192 currently on the e-mail distribution list.

• Bulk rate is \$.256 per piece	\$49.15
• 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 \$119.09

LMC BOARD MEETING DATES

The LMC board meeting schedule for the 1st quarter, 2011, is as follows with the start times noted:

- * Thursday, January 27th 4 - 7:00 p.m.
- * Thursday, February 24th 4 - 7:00 p.m.
- * Thursday, March 24th 4 - 7:00 p.m.

The Navigator

Ludlow Maintenance Commission
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