



The Navigator



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

March 2009

ANNUAL MEETING and ELECTION

April 18th 2:00 p.m. At The Beach Club

! Make Your Vote Count !

President's Message

Isn't it your turn?

With our annual membership meeting and elections coming up, the LMC will be experiencing the routine turn-over of our volunteer committees. This is one more opportunity for me to thank everyone who has given selflessly of their time and effort to help maintain stability in the LMC organization. I also share my hope that many of our current volunteers will either choose to stay on with the committees they serve on or even be willing to step up and fill vacated chair positions.

Sometimes our committee and board efforts are met with criticism when constructive input would better serve the cause. I doubt that objections to what is going on are meant to be derogatory. I feel that they are most often born out of a misunderstanding of what it takes to run this organization and deal with the issues that fill our calendars and agendas.

But, I know a great way to help us improve both the workings of the LMC administration and communications within the community at the same time ... come forward and join the effort. We are always in need of folks who will offer a couple of hours a week to help guide and stabilize the committees that watch out for all of our concerns.

Look at the list of committees that would welcome your support: Communications, Greenbelts, Operations, Finance, Architectural Control, Covenants and Regulations and Volunteer Resource Network. I know you can see yourself fitting right in with one of these groups. So, what are you waiting for? We're easy to find. For more information just visit the LMC Beach Club website and call any of the chair persons or committee members to discuss the missions and activities of their group, or leave your name at the Beach Club and we'll call you.

And on another note:

As most folks know by now, a priority of mine is the condition of and the amenities offered by the Beach Club. On a recent trip to Victoria with visiting friends, we stumbled on a Bocce Ball tournament being held behind the *Empress Hotel*.

I was fascinated by the finesse and strategy of the sport, that was being contested by senior and super senior (over 70). For those not familiar with the sport it is somewhat similar in its objective to a combination of bowling, shuffleboard and curling that you may have stumbled on during the Winter Olympics or on Canadian TV.

There are two teams of one to four players on each team. A target ball, or "pallina" is rolled down the playing surface and then the players try to roll their own balls as close to that target as possible and points are scored through skill and luck. The players in Victoria were dapper in their pullovers and starched white slacks, but uniforms are secondary to enjoyment. I think a Bocce Ball court would be a fine addition to our Beach Club lawn area above the bluff. A basic court can be as simple as a flat lawn tightly mowed and lined off to indicate boundaries while a tournament class surface is made of compacted sand and crushed oyster shells and can cost a few thousand dollars. The "kits" of balls and scoreboards run less than \$100.

I believe that folks who are no longer feeling spry enough to play a few sets of tennis, but would like to get away from the card table and spend a sunny day out doors enjoying a sporting yet passive game with friends would thoroughly enjoy a game or two of Bocce Ball. I'd like to hear from anyone who thinks exploring a different type of recreation might be fun.

You can learn more on the web at http://www.ehow.com/how_3109_play-bocce-ball.html

Jim

Manager's Report

by Brian Belmont, General Manager

As temperatures slowly climb, the Beach Club staff is looking forward to spring with mixed feelings. On the positive, side the floor drains in the men's locker room will be repaired this month. LMC has hired Perdue Construction from Sequim to serve as the general contractor. We anticipate the project taking 3 weeks to complete. During this period the men will need to use the upstairs bathroom to change. We ask that no personal belongings be left in the bathroom. A rinse shower has been setup on the indoor pool deck so that men can rinse off before and after swimming. And guys, please remember to leave the swim trunks on when showering.

The downside to spring's arrival is the pending retirement of LMC's Maintenance Supervisor Phil Eng. Phil who has worked for LMC for more than 24 years will hang up his tool belt at the end of April. I've had the pleasure of working with Phil for nearly four years. His wide range of knowledge as it pertains to building, landscape and pool maintenance is remarkable. Although we have been preparing ourselves for Phil's retirement for nearly a year, it is obvious that there will be a huge void in our operation when Phil retires. Phil's service and dedication to this community is unsurpassed.

LMC members are invited to the April 18 cocktail party that is sponsored by the Home Owners Potluck group. The cocktail party is scheduled to begin at 5:30 p.m. in the Bay View room of the Beach Club. As part of this year's party we are also going to celebrate Phil's retirement. Please stop by to wish Phil good luck and thank him for all he has done for our community.

To fill those big maintenance shoes, LMC has hired Don Baker. During the months of March and April Don is going to be glued to Phil's hip in an attempt to absorb as much insight and knowledge from Phil as humanly possible.

There have been additional personnel changes recently. Hostess Mara Denny and maintenance worker Race Malin have accepted positions elsewhere. I wish both Mara and Race the very best. Mara has been replaced at front desk by her mother Melissa Denny. Race's replacement is Chris Storm.

Beginning in April, Lynn Hovde will again be teaching swim lessons at the Beach Club pool. See Page 4 of this issue of The Navigator for detailed information.

Mark your calendar - the outdoor pool is scheduled to open Friday, May 22. Enjoy your spring and we hope to see you at the Beach Club. If you have questions please feel free to contact me at 360-437-9201 or by email at beachclub@olympus.net.

RETIREMENT - HOW SWEET IT IS!

The end of an era is fast approaching. At the end of April, 2009, and in conjunction with the closure of the Hood Canal Bridge on May 1, LMC's Maintenance Supervisor Phil Eng is retiring after 24 years of service to our community. Needless to say, Phil, a man of few words, but with the ability to repair almost anything, will be missed by all.



Mr. Phil Eng

Although our Beach Club has now attained senior status, LMC members have Phil to thank for keeping the old girl in fine form over the past 24 years. In addition to hiring Phil in 1984, it was a year of interesting highlights. Here are a few newsmakers:

- Port Townsend Safeway was built on the Kah Tai Lagoon fill area
- Apple introduced the first Macintosh Computer
- Astronauts from the Space Shuttle Columbia makes the first Space walk
- Madonna's "Like a Virgin" is a top song
- Geraldine Ferraro becomes the first woman Vice Presidential running mate
- The AIDS virus is discovered
- The first infomercials appear on TV due to de-regulation by the FCC
- Stonewashed jeans are introduced
- Remodel of the Managers office, hostess area, upstairs bathrooms and ACC room is completed.

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- Mike DeRenzo is the Beach Club Manager and Phil’s “Boss”

Front Office Manager, Kim Monroe has had the pleasure of working with Phil for over 20 years. When asked about one of her favorite Phil stories Kim said, “A few years back LMC hired my daughters Jovi and Jenna and Olivia Moug to assist Phil in cleaning up Kehele Park. Phil and I worked with the girls painting benches, playground equipment and the restroom structure. Jenna, my youngest daughter, was painting the outside of restroom building, on a steep slope, when she started sliding down the hill with full paint can in hand. By the time she reached the bottom of the hill she was wearing every bit of that paint. When Phil and I saw her we laughed so hard. So Phil, “Mr. Ingenuity”, came up with some sort of contraption that we could use to finish the job without wearing the paint. Thanks, Phil – well done.”

General Manager, Brian Belmont, who has worked closely with Phil since mid 2005, had the following comments: “When I came to work for LMC one of my primary goals was to develop a good understanding of how things work at the Beach Club. Specifically I wanted to understand the numerous mechanical and plumbing components of the operation.

With heat pumps, propane pool boilers, dehumidifiers, furnaces, filtration pits, pool pumps and motors to contend with my learning curve was pretty steep. I was amazed, and grateful, for Phil’s breadth of knowledge. For my first several months I followed Phil around asking him tons of questions, taking notes and asking him to show me again how he did things. I found him to be very patient and thorough in my crash course training.

Every facility has its own unique idiosyncrasies. Over the years Phil has demonstrated on numerous occasions that he has the innate ability and imagination to create gizmos and tools to do a specific job.

Long after Phil’s retirement we at the Beach Club will continue to benefit from everything that Phil has brought to the job for more than 24 years. He may not be coming to work with us everyday but we will be impacted by the good things he has done for many years to come.”

A tribute, honoring Phil’s 24 years of service to LMC, will be given during the Annual Homeowners Cocktail

Party following the LMC Annual Meeting on Saturday, April 18, 2009. All LMC members are invited to attend. Please contact the Beach Club office at 437-9201 for additional information.

LMC FINANCIAL REPORT

by Ian F. Feltham, Treasurer

Last issue I asked if we had enough money to operate the LMC. The answer was YES on the day-to-day operation. Then I was asked “what does my assessment of \$458.13 get spent on?” Well, the answer follows (calculations based on the 2009 LMC Budget):

ASSESSMENT		\$458.13
<u>EXPENDITURES</u>	<u>%t of Assessment</u>	<u>Amount</u>
Payroll	58.0%	\$265.71
Admin Expense	15.0%	\$68.70
Club Operations	18.0%	\$82.44
Swimming Pool Ops	7.0%	\$32.06
Greenbelt	0.6%	\$ 2.74
Fed Tax	0.6%	\$ 2.74
Delinquencies (Reserve)	1.0%	<u>\$ 4.58</u>
	Total	\$458.99

If you look at our Budget Report for 2009, you will see that it takes another \$80.60 per member to run the club and contribute to the Reserve Fund.

Where does this money come from? From several sources - Resort Commissions, Contract members, Architectural Fees, Rental Income, Instructor income, Beach Club sales, RV Storage Fees, and Interest Income on our Reserve fund, as well as some miscellaneous income.

We currently have major expenditures which are not included in the above listing. The men’s locker room drainage system is currently being repaired at a cost not to exceed \$30,000.00. The Pool Heat pumps are being replaced for \$44,000. The current assessment will not begin to cover these types of costs. The money borrowed or expended from the Reserve Fund has to be replaced. The money is required to pay for the listed Reserve Items as they are repaired or replaced. Obviously, we have to ask the members to pay more each year to make the club a viable operation and worth owning. No decision has been made on how to do this, but the reason is obvious - we will need more money.

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This next year (after April and the elections) the Board will have to do a lot planning on an acceptable way to present this problem to the membership. Currently, the LMC funds (Operations and Reserve) are mainly invested in Bank CDs so they are Federally Insured (up to \$250,000, until the end of the year when the Fed Insurance drops back to \$100,000.)

We also have funds in the Money Market at **Edward Jones**[®] brokerage. This money is also insured under the Broker's insurance. In general, the Finance Committee and I are trying to make as much money as currently possible on our investments while ensuring we don't lose any.

As this will be my last article, I want to thank the membership for their support and understanding of our current problems, as well as the Finance Committee members who have volunteered to help the LMC with our investments.

ANNUAL MEETING and ELECTION

**April 18th, 2:00 p.m.
At The Beach Club**

! Make Your Vote Count !

The Annual LMC Members Meeting and Election will be held on Saturday, April 18th, starting at 2:00 p.m. All LMC Members are encouraged to attend either in person or by proxy. Make your vote count.

The meeting will be followed by a meeting of the LMC Board of Trustees to elect officers for the following year. LMC Members are welcome to attend this meeting.

An all member cocktail party and social event will follow at 5:30 p.m. to honor retiring Maintenance Supervisor Phil Eng and provide opportunity to meet your new Board of Trustees

IMPROVEMENTS TO ELECTIONS MAILING

by Vaughn Bradshaw

An ad hoc committee formed by the LMC board has been working to clarify the ballot proxy instructions that will be mailed out prior to the annual membership meeting and election to be held in April. The annual meeting notice has been revised to try to communicate the information as clearly as possible.

The reason this is important is that every year a number of votes cannot be counted either because a proxy is not selected, the ballot is not signed, or the ballot is not filled out clearly.

We hope you'll find the results of our efforts helpful. Once you read the election packet, if you have any suggestions on how to improve things, please let us know. Member comments are always welcome at the Beach Club (437-9201, beachclub@olympus.net).

Spring Swimming Lessons

Swimming lessons will be held at the Beach Club beginning April 14th. The schedule is as follows:

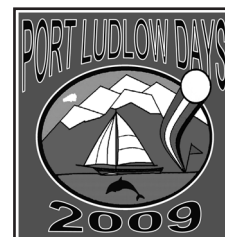
- » Session I: Tuesdays and Thursdays, April 14-May 7
- » Session II: Tuesdays and Thursdays, May 12-June 4

Class Times

- 3-3:30 Preschool/Level 1
- 3:40-4:10 Level 2/3
- 4:15-4:45 Level 4/5

Cost: \$50 for members; \$60 for nonmembers.

To inquire about the classes or to preregister, call Lynn at 550-3966, or email at bhorizons@embarqmail.com



The five LMC Board of Trustees present at the March 14, 2009 board meeting, approved the following article for inclusion into this publication. It is inserted verbatim.

Member questions and comments are always welcome at 360-437-9201 or beachclub@olympus.net

POINT/COUNTER POINT

by LMC Trustee Art Moyer

In the December issues of the Port Ludlow Voice and the LMC LOG, LMC President Jim Boyer made statements that I feel are open to misinterpretation. He requested a response from the LMC Membership on important issues. It is my opinion that every issue has two sides and therefore I wish to comment on the issues raised by Mr. Boyer.

Point One; "If we could spend \$500,000 today to repair and upgrade the Beach Club and have it look exactly as it does now would you support the idea?" Many of you thought that the Board was contemplating having a special assessment to remodel the Beach Club. Since we have a little over 1,000 Lot and Condos it was simple to come up with a \$500 assessment for each Lot or Condo. However it is not true that we need to spend \$500,000 today to maintain what we have. We have a balanced budget for 2009 ratified by the Membership in December 2008. We also have more than \$400,000 in the Reserve (repair/replacement) Fund. Currently, we are updating the costs associated with the items in the Reserve Fund. When that is completed we will have a better idea of what future costs may be. It is possible that an increase in dues would be required; however, at the present time, we do not know this for a certainty. If you look carefully at the items on the Reserve List and at their life expectancy we could well spend \$500,00 to keep our facilities operating over the next ten to twenty years. After all, we have two swimming pools, tennis courts, an RV Park and many items in the Beach Club that require replacement as they wear out. Thus, we need to keep on top of the expenditures from the Reserve Fund; however "we do not need to spend \$500,000 today to have the Beach Club look exactly as it does now.

There are also items that are not on the Reserve List such as the floor drain problem in the Men's Locker Room and the electrical system in the Beach Club. These unanticipated problems need to be taken care of. How we pay for these repairs must be determined in the near future.

Point Two; "It seems to me that it would be a waste of both money and effort to build a repeat of the Bay Club facility. --- In retrospect the idea put forth in the mid 90's to build a combined multi functional facility seems like a great idea , to me." Some of our Members believe that it is somehow tied into the concept of "ONE PORT LUDLOW". As to how we do provide a better Beach Club facility; it is my opinion that we should not look to the Bay Club to solve our problems. Would South Bay welcome us to use their Bay Club with it's larger kitchen for our dinners or meetings? I seriously doubt that they would and I would not ask them for the use of their facility. Although we are separate clubs we do have reciprocal activities such as The First Luncheon, Dine and Discover, Port Ludlow Artists League and many other activities that alternate between the two clubs and we have very good relationship with the Bay Club and South Bay Members. Thus to me we do have 'ONE PORT LUDLOW' in many ways. However we are a Homeowners Association and as such are a private club. Those that advocate open clubs between North and South Bay only create problems with our Members and with South Bay; and also the LMC Governing Documents prohibit such from ever occurring. It appears to me that many of our Members do not understand what it means to be a member of a Homeowners Association and its legal implications.

ANNUAL MEETING and ELECTION
April 18th 2:00 p.m. At The Beach Club
! Make Your Vote Count !

YOUR LMC BOARD OF TRUSTEES

2008 - 2009

- Jim Boyer *President*
- Elizabeth Van Zonneveld *Vice-president*
- Vaughn Bradshaw *Secretary*
- Ian Feltham *Treasurer*
- Art Moyer *Trustee*
- Hugh Jenings Jr. *Trustee*
- Stan Kadesh *Trustee*
- Paul Mosely *Trustee*
- Jerry Nelson *Trustee*

- Brian Belmont *General Manager*

YOUR LMC COMMITTEES

ARCHITECTURAL CONTROL

- Sharron Sherfick, Chair - 437-0757
- Jim Boyer, Trustee - 360-302-0989 (Cell)
- Vaughn Bradshaw, Trustee - 437-9683
- Bill Clark - 437-2081
- Eve McDougall - 437-9168

COVENANTS & REGULATIONS

- Dwayne Wilcox, Chair - 437-5056
- Art Moyer, Trustee - 437-7962
- Hugh Jenings Jr., Trustee - 437-5162
- Dick Durand - 437-7677
- Mike Larkin - 437-2825
- Caron Mesa, - 437-9397
- Anthony Monti - 437-0716
- Jan Richings - 437-9400
- Lia Robinson, 437-9665

COMMUNICATIONS

- Barbara Berthiaume, Chair - 437-0423
- Stan Kadesh, Trustee - 437-2595
- Elizabeth Van Zonneveld, Trustee - 437-5118
- Teddy Clark - 437-2081
- Evelyn Fett - 437-0678
- David Goudie - 437-7612
- Carol Shamhart - 437-0141

FINANCE

- Ian Feltham, Trustee - 437-9196
- Art Moyer, Trustee - 437-7962
- Robert Bima - 437-9335
- Eve McDougall - 437-9168
- Patrick Shannon - 437-9743

GREENBELT

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

OPERATIONS

- Jim Goode, Chair - 437-2529
- Paul Moseley, Trustee - 437-926
- Jerry Nelson, Trustee - 437-7102
- Sheila Brunstad - 437-0482
- Teddy Clark - 437-2081
- Mike Larkin - 437-2825
- Carol Shamhart - 437-0141

The BEACH CLUB

**2009 Spring Schedule
Beach Club Hours**

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

(All Members: May be asked to 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

****Opening May 22****

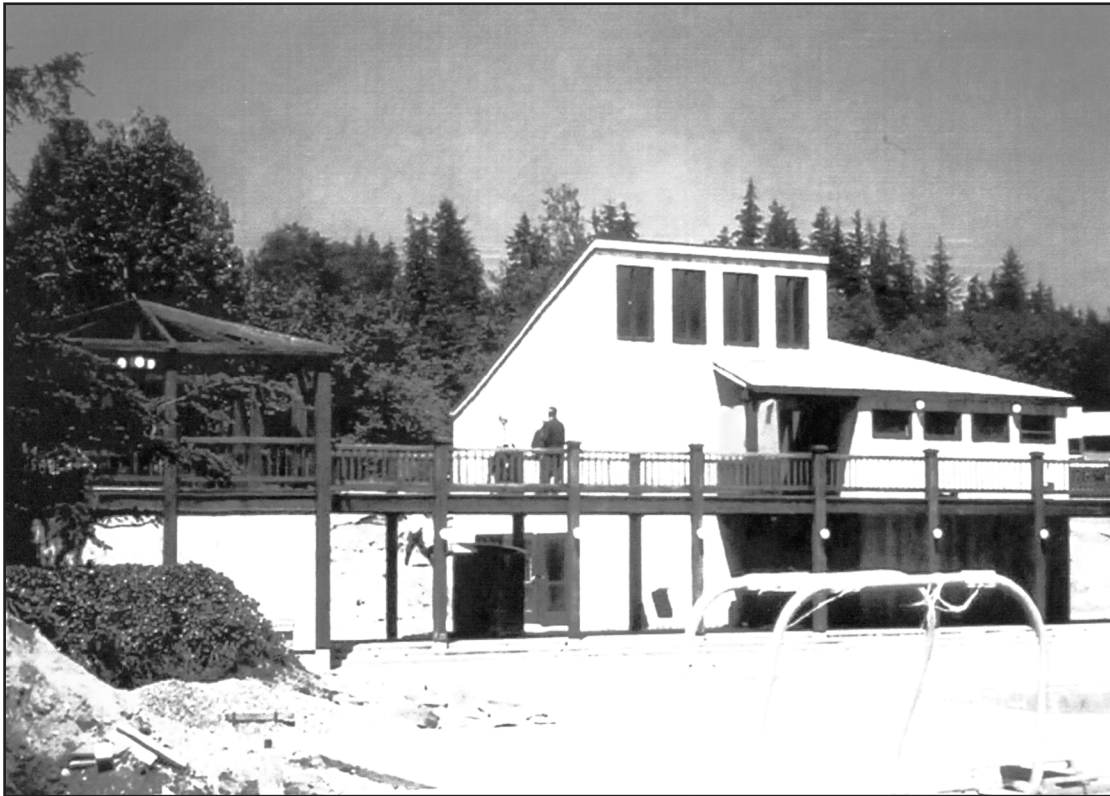
Open Swim 7 a.m. - 8:30 p.m. every day

Pool Age Restrictions

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

Exercise Room Age Restrictions

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



Racquet Club, circa 1975

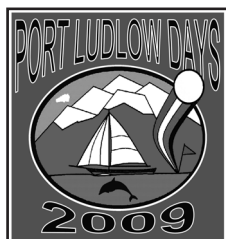
Photo courtesy Larry Nobles

ANNUAL MEETING and
ELECTION
April 18th 2:00 p.m. At The
Beach Club
! Make Your Vote Count !

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 102 members on the current e-mail list. The last issue of The Log was ten pages.

Bulk rate is \$.258 per piece	\$26.32
Copier service agreement is \$.018 per page	14.69
Paper cost is \$.008 per page	6.53
Labor to print, fold & label	\$30.00
Total Savings	<u>\$77.54</u>



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

LMC BOARD MEETING DATES

The LMC board meeting schedule for 2nd quarter, 2009, is as follows with the start time remaining the same at 9:00 AM*

- Saturday, April 11th
- **Saturday, April 18th ANNUAL MEETING and ELECTION at 2:00 p.m.**
- Saturday, May 9th
- Saturday, June 13th

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

ANNUAL MEETING and ELECTION

**April 18th 2:00 p.m. At The
Beach Club**

! Make Your Vote Count !

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