



# The Navigator

A Report by the *Ludlow Maintenance Commission*



*October 2009*

---

## PRESIDENT'S MESSAGE

**October in Port Ludlow** means most boats are back in their moorages, and RV's are back in the storage lot, returned from long sunny days on Puget Sound and that parks, campgrounds and golf courses are more lightly attended. It means most children are back in class rooms, to the sadness of grandparents (and relief of parents), that summer vacations are ended and the rhythm of fall and winter activities picks up. LMC's committees have continued to work through the long warm days, responding to owner requests for new home construction, tree and view considerations, easements through Greenbelt land for drainage pipes, and so forth.

Following a request of the Architectural Control Committee (ACC) at the regular meeting of LMC Trustees in August, the board imposed a moratorium on ruling certain member requests for View Obstruction Relief. The moratorium is temporary, slated to end at the January 2010 Board meeting and relates to requests for view relief involving another member's property. ACC explained they have struggled to enforce the Trees and Views Regulation, (Reg. II, Art. I, Para 2-3) for over two years. In order to provide clear and consistent enforcement of the regulations, the need exists to address language issues such as a definition of "scattering of tall evergreens", identifying how to assess the impact of various sizes and species of trees on storm water absorption, clarify the interaction of our regulations with the Jefferson County Critical Areas Ordinance and the State Shoreline Management Act and consider vegetation that was planted or allowed to grow in compliance with regulations in effect previously.

LMC's board discussion session in September was devoted to this issue, with ACC chair **Bill Clark** and ACC members in attendance. ACC will continue to approve or disapprove requests by owners of trees to remove or trim those on their own property, and also will continue to handle applications for removal of hazardous trees.

The Long Range Planning Committee has begun preparation of a survey of the community demographics and activities, much like that done in 2004. If – as we are frequently told – about 10 percent of the community turns over each year – only half of you will remember that survey of five years ago! The committee plans to follow up after the survey with a series of questions to be inserted in the *Navigator*, quizzing members about their impressions of the community, activities missing, and opinions about facilities, enforcement standards and so forth. That will give LMC members a chance to sound off on an irritation, or try out an exciting idea on your friends and neighbors. The questions will be set up to answer by email, mail, or drop off at the Beach Club. Watch for this chance to put your oar in the water without having to sign on to crew on a committee. And as always, you can tell us your thoughts on LMC issues by writing to me at [evz@cablespeed.com](mailto:evz@cablespeed.com) or to **Brian Belmont**, Manager at [beachclub@olympus.net](mailto:beachclub@olympus.net).

*Elizabeth Van Zonneveld*

---

## MANAGER'S REPORT

by Brian Belmont, General Manager

As our outdoor swim season draws to a close, I am pleased to see usage numbers are up from previous years. This year outdoor pool usage for the months of June, July and August totaled 9,766. During the same period in 2008 usage was 8,350, in 2007, was 7,980 and 8,151 in 2006.

I appreciate our members' and their guests' effort to comply with our facility rules throughout the swim season. With a few exceptions, I believe a good time was had by all.

In June, the indoor pool was closed for 11 days while our maintenance staff acid washed the pool, replaced pool tiles, re-grouted and sealed the tiles in the pool and spa and repainted the pool deck. We have received numerous compliments on how nice everything turned out.

Like most businesses, LMC continues to face financial challenges. Year-to-date there are 16 properties that, in total, owe \$12,473 in past due assessments. Three of the 16 owe for multiple years. Again, I encourage owners who are past due in their assessments to contact me at the Beach Club to establish a payment plan. Having a plan in place will avoid additional collection costs.

Through August, our total Operating revenue is more than \$10,000 below our budgeted amount. In addition to assessment revenue, LMC is significantly under budget in Architectural Fees, Contract Membership revenue, and interest income.

Overall the Operating expenses during the first eight months of this year are within budgeted amounts. However, with revenue so much under budget, LMC will need to continue to find ways to cut costs for the balance of 2009.

If you have questions or comments on any LMC topic, please feel free to contact me at 360-437-9201 or by email at [beachclub@olympus.net](mailto:beachclub@olympus.net)

## 2010 LMC BUDGET PLANNING

by Elizabeth Van Zonneveld, LMC President

The LMC's funds come predominately from annual assessments paid by LMC members. We also receive some interest income and fees for things like use of the RV storage lot and storage facility rental. As we prepare our budget for the coming year, we are attempting to keep the 2010 budget from increasing more than necessary over this year but some expenses will need to increase.

We are faced with some stark realities. Any increase in our annual assessment is limited by our Bylaws to the local consumer price index (CPI), which is nearly flat over the past year. Due to the current state of the economy, interest rates and rental revenues are down and our reserves are still under-funded in the long term.

We will therefore need some additional source(s) of funds if we are to continue to operate the way we have been and we would welcome member input in this process. Some considerations have included reducing operating hours at the Beach Club, charging fees for services and facility use that have been traditionally free for members, and charging fees for guests using Beach Club facilities.

If you have any suggestions, the LMC welcomes your input. Please e-mail your comments to: [beachclub@olympus.net](mailto:beachclub@olympus.net) or mail them to LMC, P. O. Box 65060, Port Ludlow, WA., 98365.

## WHAT ABOUT BOB?

by Carol Shamhart, Beach Club Staff

Born in Port Townsend, **Bob Carstenson**, is a local boy through and through and he has lived in the Chimacum area all his life. Within a few weeks Bob will celebrate 20-years of employment with the LMC.



Bob Carstenson

After serving a two year stint with the U.S. Army, Bob

worked for Crown Zellerbach in Port Townsend for 16-years. Wanting a change and something “closer” to home, Bob took the advice of his friend and neighbor, former LMC hostess, **Alpha Palmer**, and applied for a position at the Beach Club. The rest is history.

In 1989 Bob punched his first LMC timecard and went to work as a security/maintenance worker, assisting recently retired Maintenance Supervisor, **Phil Eng**. **Mike DeRenzo** was the first manager Bob worked with, followed by **Dick Smith** and our current General Manager, **Brian Belmont**.

Bob is one of three current and former fulltime employees who have worked at the Beach Club for more than 20 years. He remembers many changes have taken place in the community with many people having come and gone since 1989.

Bob fondly remembers doing nightly house checks in North Bay and walk-throughs for Pope Resources at the then swinging Wreck Room at the Harbormaster. Complaints related to noise at the condos rented by Pope Resources were routinely handled by Beach Club Security in the early 90’s.

Beach Club members can count on Bob to help keep the Beach Club in tip top condition. He is a man who takes pride in his work, is a good friend to his fellow co-workers, and LMC is fortunate to have Bob Carstensen.

Thanks, Bob.

## TREES AND VIEWS MORATORIUM STATUS

*by Bill Clark, Architectural Control Committee Chair*

The LMC Board voted to hold a moratorium on view obstruction requests over another person’s property until the January Board meeting, 2010. All other Architectural and Control requests will be processed as usual. The purpose of this moratorium is to clarify the wording of the trees and views regulation so they may be applied with consistency.

To date the committee has:

- Researched the topic through books, the Internet, legal channels, and networking with other Home Owner Associations.
- Attended seminars and workshops relating to tree and view regulations
- Attended the Drainage and Sewer Districts discussion.
- Organized for a forester to a discussion session open to the public on Wednesday, October 28 at the Beach Club.

The LMC invites the membership to attend the October 28 session, which will be held at the Beach Club Bay View room from 1 – 3 p.m.

## Communication Committee Workshop

*by Barbara Berthiaume, Communications Committee Chair*

The Communication Committee conducted a two-hour workshop on communication skills on July 6, 2009. The purpose of this session was to begin providing training for committee members in listening skills, conflict management, problem solving, and responding to difficult conversations. The committee practiced these skills with a number of situations that can occur in any homeowners association. Evaluation of the workshop indicated this should be an ongoing part of committee meetings. At the beginning of each Communications Committee meeting, there will be a 20 minute review of an aspect of communication skills. If other LMC committees or chairs are interested in this type of training, the committee is available.

### QUESTION OF THE QUARTER

There will be no question this in  
this issue of the Navigator.

## **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 Mosely *Trustee*
- Jerry Nelson *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, Trustee - 437-7962
- Jan Richings - 437-9400

### **COMMUNICATIONS**

- Barbara Berthiaume, Chair - 437-0423
- Paul Mosely, Trustee, - 437-9264
- Michael Cahn - 437-8223
- Teddy Clark, Trustee - 437-2081
- 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
- Jerry Nelson, Trustee - 437-7102
- Elizabeth Van Zonneveld, Trustee - 437-5118
- Jimmie Hendricks - 437-4061
- Paggie Manspeaker, alternate - 437-2016
- Skip Rasmussen - 437-5819
- Ross Robson - 437-0100
- Steve Siegiel - 437-0413
- Jack Slattery - 437-0309
- Doug Walter - 437-2567

## **OPERATIONS**

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

## **BEACH CLUB 2009 Fall 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**

Closes for the season in September

### **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](mailto:beachclub@olympus.net).) There are 117 members on the current e-mail list. The last issue of The Log was eight pages.

Bulk rate is \$.256 per piece	\$35.58
Copier service agreement is \$.018 per page	20.02
Paper cost is \$.008 per page	8.90
Labor to print, fold & label	<u>\$30.00</u>
<b>Total Savings</b>	<b>\$94.50</b>

### LMC BOARD MEETING DATES

The LMC board meeting schedule for 4<sup>th</sup> quarter, 2009, is as follows with the start time remaining the same at 9:00 AM\*:

- Saturday, October 10<sup>th</sup>
- Saturday, November 14<sup>th</sup>
- Saturday, December 12<sup>th</sup>

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

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

PRST STD  
U.S. Postage  
Paid  
Port Hadlock  
WA 98339  
Permit No. 8

## 2009 LMC Long Range Planning Questionnaire

Dear LMC Members,

Approximately every five years the LMC board, with the help of a committee, re-evaluates its goals and priorities, based largely on the desires of its members. During “normal” economic times, there is about a 10% per year change in home ownership in Northbay Port Ludlow. Thus, in a five year period, there may be as much as a 50% change of members. We believe that there has been at least a 30% change in the past five years. With this change may come changes in attitudes and desires for the LMC. This questionnaire is for the purpose of updating any changes in those attitudes and desires.

The results of this questionnaire will be meaningful only if a majority of the members return it. **We, the committee, strongly urge every LMC member to return his/her questionnaire. Your identity will not be revealed!** Please deliver the questionnaire to the Beach Club or use the enclosed return envelope.

We thank you for your consideration and time. The LMC is your organization, and we need to know your desires.

Yours truly,

Michael Cahn, Chairman  
LMC 2009 Long Range Planning Ad-hoc Committee

## 2009 LMC Long Range Planning Questionnaire

### DEMOGRAPHICS

1. Owner Category: (Please check all that apply. If you own multiple properties, specify by writing in a number rather than a check mark.)

Condominium                       Undeveloped Lot                       Home/Townhouse

2. How long have you owned this property? \_\_\_\_\_

3. Resident Status: Is this your primary residence?  Yes  No

a. If you marked "yes" above, how many months in the year do you occupy your residence? \_\_\_\_\_

b. If you marked "no" above, or if you have multiple properties, what is the present status of this property or properties? (Check all that apply)

Rental                                       Investment                                       Secondary residence  
 Extra lot for buffer or view protection                       Purchased lot to use LMC facilities  
 Plan to build in the next \_\_\_\_\_ years                       Plan to sell within 2 years

4. How many residents occupy your Port Ludlow home? \_\_\_\_\_

5. What are the ages of the residents in your Port Ludlow household? \_\_\_\_\_

6. Please indicate below your household's frequency of use of the following facilities/activities. In addition, rate level of importance for each "High" or "Low".

Facility/Activity	Select one frequency of use for each facility or activity					Level of Importance High or Low
	Daily	Weekly	Monthly	Rarely	Never	
Indoor Pool/Spa						
Outdoor Pool						
Meeting Rooms						
Exercise Room						
Dance Facilities						
Performance Groups						
Squash Court						
Bridge Deck Activities						
Social Events						
Club Activities						
RV Storage						
Hiking/Trails						
Beach Access						
Tennis Court						
Playground						
Picnic/BBQ Area						
Basketball Court						
South Bay Events/Meetings						

