

# Lake Limerick Town Hall:

## How are we governed?

Wednesday, February 23, 2022 | 7:00 – 8:00 p.m.



We'll explain how governance works with an HOA, including how Lake Limerick is organized, budgets are done and the role of our Community Manager and staff.

# Welcome !!!



*Please wear a mask unless you are eating or drinking. Thank you.*



# Welcome!

Mitch Robinson, LLCC BOD

## A few reminders:

- Please wear a mask unless eating or drinking.
- This town hall will be recorded and posted on the LLCC website.
- Thanks for attending in person or via Zoom!



**This evening:**

**We'll have a 45-minute presentation  
followed by 15 minutes of Q&A.**

***Our promise:***

**Please let us get through the presentation!**

**We are happy to stay longer  
if there are more questions.**





## This evening:

**7 pages**

articles of incorporation

**100+ pages**

rules, resolutions, guidelines,  
regulations and forms

**24+ pages**

bylaws

**658+ pages**

declaration of restrictions



# Our agenda:

What is an HOA?

What does Lake Limerick provide?

How is our HOA organized?

All about the budget!

LLCC Trivia

Q & A



# Don't forget!



**LAKE LIMERICK  
COUNTRY CLUB**  
est. 1966  
*LIFE IS BETTER  
AT LAKE LIMERICK*

Office: (360) 426-3581  
Pro-Shop: (360) 426-6290  
Water Department: (360) 426-4563  
790 E Saint Andrews Drive  
Shelton, WA, 98584

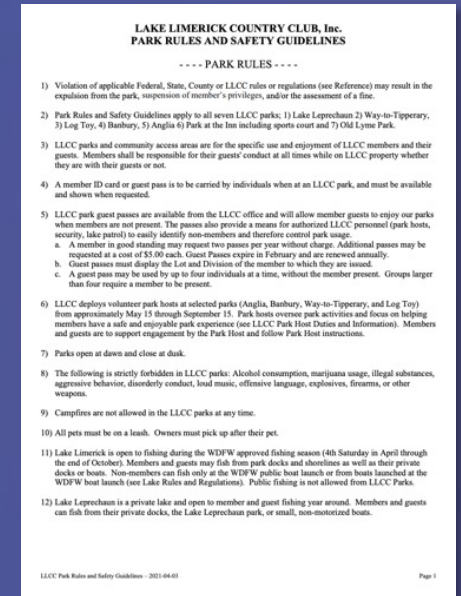
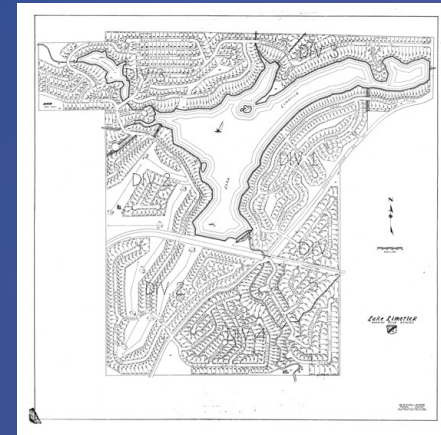
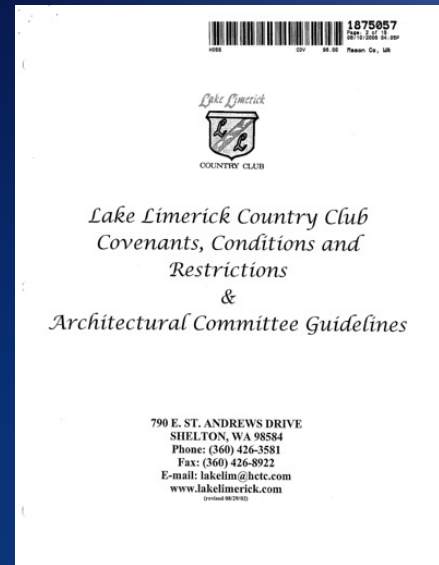
GOLF | DINING & FACILITIES | AMENITIES & EVENTS | LAKES | ASSOCIATION | NEWS | CONTACT US | PAYBILLS

Home > Community Association > Association Documents

Below you will find LLCC Documents for Bylaws, Covenants(Now Declarations), Forms, Rules and Applications. Please Choose a Category Type or Attribute or Simply Use the Search Bar to Find Your Needed Document. After The List Populates, Just Click On the Document TITLE (Some documents will open right away, some will go to the attachment page).

DocumentCategory	DocumentAttribute	Reset	Search:
Title	Document Category	Document Description	
Architecture Committee Purpose	Committee	Resolution 2006-01 establishes the charter and purpose of the Architecture Committee	
Water Committee Purpose	Committee	Resolution 2006-02 establishes the charter and purpose of the Water Committee	
Hearing Committee Purpose	Committee	Resolution 2006-03 establishes the Hearing Committee Procedures (note the charter for the Hearing committee is in the Bylaws)	
Hearing Committee Procedures	Committee	Hearing Committee Procedures	
Greens Committee Purpose	Committee	Resolution 2006-04 establishes the charter and purpose of the Greens Committee	
Lake Dam Committee Purpose	Committee	Resolution 2006-05 establishes the charter and purpose of the Lake Dam Committee	
Inn Committee Purpose	Committee	Resolution 2006-07 establishes the charter and purpose of the Inn Committee	
Executive Committee Purpose	Committee	Resolution 2016-01 establishes the charter and purpose of the Executive Committee	
Youth Committee Purpose	Committee	Resolution 2006-08 establishes the charter and purpose of the Youth Committee	
Nominating Committee Resolution	Committee	Resolution 2011-01 establishes the charter and purpose of the Nominating Committee	
Election Committee Resolution	Committee	Resolution 2011-02 establishes the charter and purpose of the Election Committee	
Architectural Committee Guidelines	Committee	LLCC CC&Rs & Architectural Committee Guidelines	
Resolution 2019-01 Compliance Committee	Committee	Resolution 2019-01 Compliance Committee	
Resolution 2006-01 Architecture Committee as Amended 2019-01	Committee	Resolution 2006-01 Architecture Committee Amended 2019-01	
Address Change	Forms	LLCC Address Change	
Great Hall Rental Agreement	Forms	Great Hall Rental Agreement	

Articles Of Incorporation	Governing	LLCC Articles of Incorporation
Declaration Of Restrictions Div. 01	Governing	LLCC Declaration of Restrictions - Div #1
Declaration Of Restrictions Div. 02	Governing	LLCC Declaration of Restrictions - Div #2
Declaration Of Restrictions Div. 03	Governing	LLCC Declaration of Restrictions - Div #3
Declaration Of Restrictions Div. 04	Governing	LLCC Declaration of Restrictions - Div #4
Declaration Of Restrictions Div. 05	Governing	LLCC Declaration of Restrictions - Div #5
Bylaws LLCC	Governing	LLCC Bylaws



<https://lakelimerick.com/community-association/association-documents/>





# What is an HOA?

John Ingemi, Vice-President, LLCC BOD



# Some definitions:



A homeowners association is a private organization that consists of members of a community. It is headed by an HOA board, who are volunteers usually elected into position.

-HOAManagement.com

“Homeowners’ association” or “association” means a corporation, unincorporated association, or other legal entity, each member of which is an owner of residential real property located within the association's jurisdiction, as described in the governing documents, and by virtue of membership or ownership of property is obligated to pay real property taxes, insurance premiums, maintenance costs, or for improvement of real property other than that which is owned by the member.

-Washington State Legislature, Chapter 64.38 RCW

A screenshot of the Washington State Legislature website. The page title is "RCWs > Title 64 > Chapter 64.38". The left sidebar contains navigation links such as "Legislature Home", "House of Representatives", "Senate", "Find Your District", "Laws & Agency Rules", "Bill Information", "Agendas, Schedules, and Calendars", "Legislative Committees", "Coming to the Legislature", "Civic Education", "Legislative Agencies", "Legislative Information Center", "Email Updates (Gov/Deliver)", and "View All Links". The main content area is titled "Chapter Listing" and "Chapter 64.38 RCW". Under "HOMEOWNERS' ASSOCIATIONS", there is a "Sections" list with the following items:

64.38.005	Intent.
64.38.010	Definitions.
64.38.015	Association membership.
64.38.020	Association powers.
64.38.025	Board of directors—Standard of care—Restrictions—Budget—Removal from board.
64.38.028	Removal of discriminatory provisions in governing documents—Procedure.
64.38.030	Association bylaws.
64.38.033	Flag of the United States—Outdoor display—Governing documents.
64.38.034	Political yard signs—Governing documents.
64.38.035	Association meetings—Notice—Board of directors.
64.38.040	Quorum for meeting.
64.38.045	Financial and other records—Property of association—Copies—Examination—Annual financial statement—Accounts.
64.38.050	Violation—Remedy—Attorneys' fees.
64.38.055	Governing documents—Solar panels.
64.38.057	Governing documents—Drought resistant landscaping, wildfire ignition resistant landscaping.
64.38.060	Adult family homes.
64.38.065	Reserve account and study.
64.38.070	Reserve study—Requirements.
64.38.075	Reserve account—Withdrawals.
64.38.080	Reserve study—Demand for preparation and inclusion in budget.
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64.38.090	Reserve study—Exemptions.
64.38.095	Application to common interest communities.
64.38.100	Liens for unpaid assessments—Notice of delinquency.
64.38.110	Notice.
64.38.120	Voting—in person, absentee ballots, proxies.



# Bylaws Definition:

BYLAWS  
OF  
LAKE  
LIMERICK  
COUNTRY  
CLUB

## Article 1:

The name of the association is Lake Limerick Country Club.

Purpose: “...to promote the community welfare of the members and their families , to make Lake Limerick Country Club a better place in which to live and enjoy life, for the benefit of members and their families; and to exercise any and all powers of nonprofit associations and homeowners’ associations pursuant to the laws of the state of Washington, including RCW chs. 24.03 and 64.38, or as amended.”



# What does our HOA provide?

Shelia Nokes, LLCC BOD

# Utilities & Amenities:



	Shelton/Mason County	Lake Limerick CC
<b>Electricity</b>	Mason County PUD 1 or 3 (R)	Mason County PUD 3 (R)
<b>Water/Sanitary Sewer/Solid Waste/Storm Drains</b>	Shelton Public Works (R)	LLCC (water only) (R)
<b>Roads</b>	Shelton Street Dept. (T)	Mason County Public Works (T)
<b>Public Safety</b>	Shelton Police Dept. (T) Central Mason Fire & EMS (T) <i>(contracted by city of Shelton)</i>	Mason County Sheriff Dept. (T) Central Mason Fire & EMS (T)
<b>Parks</b>	Shelton Parks & Recreation Dept (T)	LLCC (HOA)
<b>Golf Course</b>	---	LLCC (Fees & HOA Dues)
<b>Lake</b>	---	LLCC (Fees & HOA Dues)
<b>The Inn/Blarney Room/Great Hall/Pro Shop Cafe</b>	---	LLCC (Usage & HOA Dues)
<b>Community Events</b>	---	LLCC





# How is our HOA organized?

Brian Smith, President, LLCC BOD

Roger Millman, LLCC Community Association Manager

# Do you remember?



# How are we governed?

## It's a combination of:

**WASHINGTON STATE LEGISLATURE**  
RCWs > Title 64 > Chapter 64.38

**Legislature Home**

- House of Representatives
- Senate
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- Bill Information
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- Civic Education
- Legislative Agencies
- Legislative Information Center
- Email Updates (GovDelivery)
- View All Links

**Complete Chapter**

**Chapter 64.38 RCW**

**HOMEOWNERS' ASSOCIATIONS**

**Sections**

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- 64.38.010 Definitions.
- 64.38.015 Association membership.
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- 64.38.057 Governing documents—Drought resistant landscaping, wildfire ignition resistant landscaping.
- 64.38.060 Adult family homes.
- 64.38.065 Reserve account and study.
- 64.38.070 Reserve study—Requirements.
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- 64.38.100 Liens for unpaid assessments—Notice of delinquency.
- 64.38.110 Notice.
- 64.38.120 Voting—In person, absentee ballots, proxies.

1967313 MASON CO WA  
12/14/2019 11:28:29 AM  
MASON COUNTY AUDITOR, 110 2nd Ave S, Shelton, WA 98584

After Recording Return To:  
Robert D. Wilson-Hoss  
Hoss & Wilson-Hoss, LLP  
236 West Birch Street  
Shelton, Washington 98584

DOCUMENT TITLE:	Certificate of Amendment and Agreements to Amendment
REFERENCE NUMBERS OF RELATED DOCUMENTS:	320904 and 1888231
GRANTORS:	Lake Limerick Country Club
GRANTEES:	1. Lake Limerick Division 2 2. The Public
LEGAL DESCRIPTION:	The Plat of Lake Limerick Division 2, recorded in Volume 6 of Plats, pages 73 to 79, both inclusive, records of Mason County, Washington
ASSESSOR'S PROPERTY TAX PARCEL NOS.	32127 51 00001 to 32127 51 00304 and 32127 52 00001 to 00036.

**CERTIFICATIONS OF AMENDMENT AND AGREEMENTS TO AMENDMENT  
LAKE LIMERICK, DIVISION 2**

**CERTIFICATION OF AMENDMENT BY  
LAKE LIMERICK BOARD OF DIRECTORS**

The Board of Directors of Lake Limerick Country Club hereby certifies the approval of the Amendment of the Declaration of Restrictions recorded in proposed form under Mason County Auditor's File No. 1888231 for Lake Limerick Division No. 2.

Attached hereto are identical photocopies of the signed and acknowledged Agreements of the record owners, as of the date of execution thereof, of lots or building sites in said division having an aggregate area equivalent to not less than 55 percent of the total area of said division, approving said amendment. The originals of the same are located at the offices of Lake Limerick Country Club.

1856085  
12/18/2019 03:20P  
LAKE LIMERICK COUNTRY CLUB PISC 64.03 Mason Co, WA

**BYLAWS  
OF  
LAKE  
LIMERICK  
COUNTRY  
CLUB**



Sources: so.co.mason.wa.us , lakelimerick.com



**WASHINGTON STATE LEGISLATURE**  
RCWs > Title 64 > Chapter 64.38

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**Complete Chapter**

**Chapter 64.38 RCW**

**HOMEOWNERS' ASSOCIATIONS**

**Sections**

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**WASHINGTON ADMINISTRATIVE CODE**

**AGENCY RULES**

**Volume 1**

1. Res. Provisions State Budget	90. Res. Committee
2. Administrative Board of	91. Personnel Board, Office of
3. Administrative Commission	92. Civil Commission
4. Agricultural Board of	93. Community Board, State
5. Air Pollution	94. County Board
6. Animal Care, Control	95. County Wash. State College
7. Animal Quarantine	96. Cemetery Board, Board
8. Attorney General's Office	97. Charitable Sec. Board
9. Auditor, Office of State	98. Charitable Sec. Board
10. Building Division, Office of	99. Charitable Sec. Board
11. Building Code Advisory Com.	100. Civil & State, State of

Published by The Benton Press, Commission  
and authorized by Chapter 100, RCW 1979



# Who is a member?

## Member Summary:

- Owner or contract purchaser of a lot
- No current Protective Covenant or other rule violations; and those who are no more than 90 days delinquent in the payment of any amount due to the Association, unless a repayment agreement has been reached and is compiled with.

**F. Definitions.** As used in these Bylaws, the following have the specified meanings:

**1. Common Areas.** These include property owned by the Association, such as beaches, the lake, parks, boat launches, the pro shop, the golf course, the Inn, green belts, water systems and facilities, and any other property currently owned by the Association, as well as any property later acquired by the Association.

**2. Family Members.** For the purposes of these Bylaws, these include the spouses of members, and their dependents who live with them.

**3. Guests.** Guests are those whom a member invites to use the member's property. Tenants are not guests. Family members other than those defined above may be guests, depending on the circumstances.

**4. Member.** A member is the owner or contract purchaser of a Lake Limerick lot.

**5. Members in Good Standing.** These are members with no current substantial Protective Covenant or other rule violations; and those who are no more than 90 days delinquent in the payment of any amount due to the Association, unless a repayment agreement has been reached and is complied with.

**6. Tenants.** Tenants (renters) are those who compensate a member in some way for the right to live on or use a Lake Limerick lot.





# Member Voting:

## Member Voting:

- Member must be in good standing.
- One vote per lot, regardless of how many lots owned.
- Any member may cast one vote so if a husband and wife own 3 lots-they each get one vote.

**B. Voting Rights.** Only members in good standing are eligible voters. A member in good standing who is an owner or purchaser of a lot may cast one vote. Multiple owners of any lot shall designate who shall cast the vote for said lot. One vote may be cast for each lot. Any one member may only cast one vote, regardless of the number of lots owned. For example, a husband and wife who own three lots may cast one vote each, or a total of two votes.

**C. Members in Good Standing.** Members shall not lose their status as members in good standing unless the Board of Directors acts to change their status, after notice and an opportunity to be heard at a Board of Directors meeting; or they are more than 90 days delinquent in their payments, unless a repayment agreement has been reached, and is complied with.

## More on voting to follow!



# Board Structure:

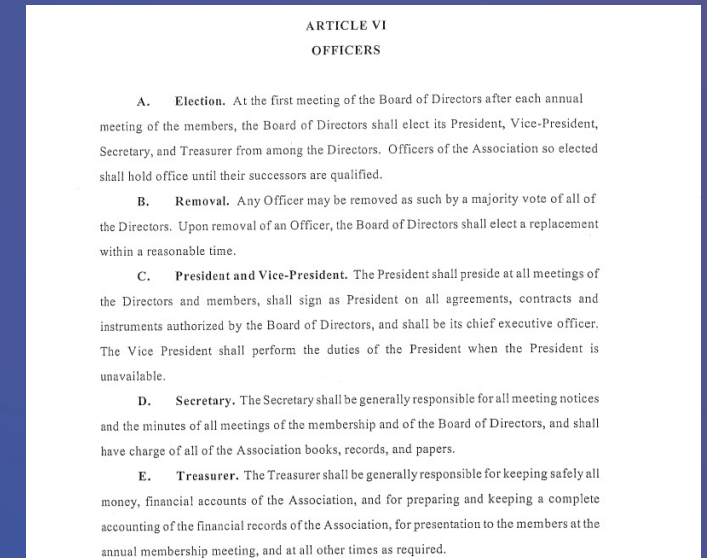
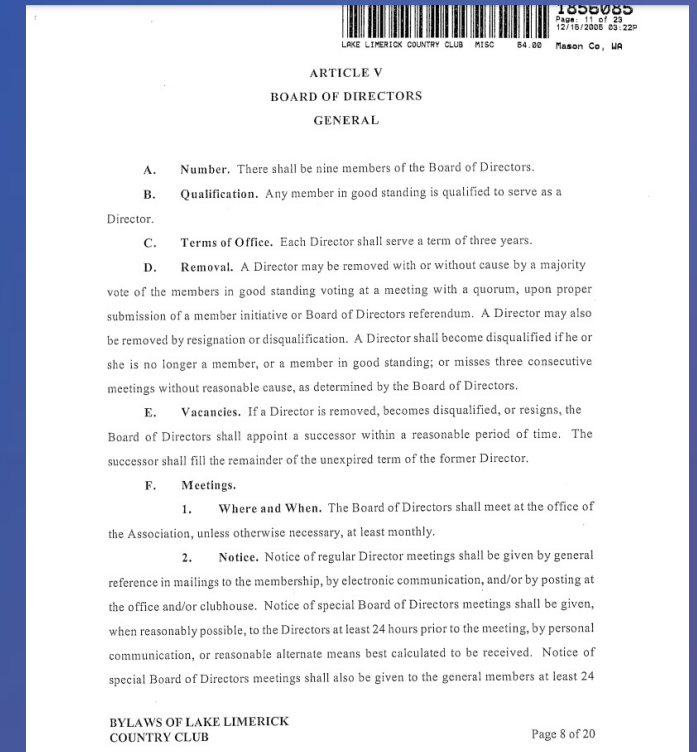
## Summary:

There are **9** board members  
elected by members  
(must be in good standing)

There are **4** officers, from the **9**  
board members,  
elected by the board:  
President Vice President  
Secretary Treasurer



Sources: <https://lakelimerick.com/wp-content/uploads/2017/12/Bylaws.pdf>



# Committee structure:

## Committee Summary:

- Board of Directors may form committees at any time for such purposes as deemed necessary
- Board of Directors may delegate, pursuant to law, its authority to take action to any committee that is composed entirely of Directors
- The actions of any committee shall be subject to ratification or disapproval of the Board of Directors



Sources: <https://lakelimerick.com/wp-content/uploads/2017/12/Bylaws.pdf>

## ARTICLE VII COMMITTEES

**A. General.** The Board of Directors may form committees at any time for such purposes as it may deem necessary. The Board of Directors shall adopt a Resolution establishing each such committee, addressing its makeup, authority and operating procedures. The Board of Directors may delegate, pursuant to law, its authority to take action to any committee that is composed entirely of Directors. The actions of any committee shall be subject to the ratification or disapproval of the Board of Directors.

**B. Executive Committee.** The Executive Committee shall be composed of the President, Vice-President, Secretary and Treasurer of the Board of Directors, and a non-voting representative from the Water Committee. The Executive Committee shall act pursuant to procedures established by the Board of Directors by Resolution.

**C. Nominating Committee.** The President of the Board of Directors shall appoint, with the consent of the Board of Directors, a chairperson and other members to a Nominating Committee. The Nominating Committee shall solicit and present candidates to serve on the Board of Directors, and for other positions, pursuant to procedures established by the Board of Directors by Resolution. Any Association member may also nominate any such candidate.

**D. Hearing Committee.** The President of the Board of Directors shall appoint, with the consent of the Board of Directors, at least three Hearing Committee members. The Hearing Committee is responsible for adjudicating claims that a member has violated any provisions of Lake Limerick governing documents or other rules.

The Hearing Committee will perform its duties pursuant to procedures as developed by the Board of Directors by Resolution, which procedures shall include provisions for appeal to the Board of Directors of any determination made by the Hearing Committee.

**E. Water Committee.** The Water Committee shall be elected by the general membership. It shall be responsible for ensuring the provision of water to lots within Lake Limerick, including the maintenance, repair and replacement of facilities, compliance with controlling federal, state and local laws, rules and regulations, and the administration of the same. It may adopt for its purposes its own Bylaws, and other rules of procedure, as well as other regulations regarding the provision of water.



# Original committees:

## Executive Committee:

President, Vice-President, Secretary, Treasurer and a non-voting member of the water committee.

## Nominating Committee:

Appointed by President of the board with consent of board.

## Hearing Committee

Appointed by President of the board with consent of board.

## Water Committee

Elected by membership, responsible for ensuring the provision of water to lots ...including the maintenance, repair, replacement of facilities, compliance with laws, rules and regulations... it may adopt its own bylaws, other rules of procedure, as well as other regulations regarding the provision of water.

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# Additional committees:

## Architecture Committee:

The Architectural Committee has three primary purposes, all centered on service to members of the Association:

- to review and recommend to the Board, approval, disapproval or conditional approval of applications for permits for projects involving changes to the platted lots, common areas, and any other real property within the jurisdiction of the Association. Such projects include but are not limited to grading, tree cutting and construction of residences, docks, fences and so on;
- to work with the Compliance Committee, such as to solicit information relevant to a permit under review, or to provide information about possible compliance issues for consideration of the Compliance Committee; and
- To identify circumstances that would benefit from a general rule, investigate these circumstances, and recommend such rules to the Board.

## Compliance Committee:

The Committee works has four primary purposes, all centered on service to the members of the Association:

- to review and investigate complaints of lot conditions and or violations of compliance against the CC&Rs and Association rules, and to initiate notices of infractions and fines, per fine schedule(s) previous approved by the Board of Directors. The Board of Directors will review all actions of the committee at their monthly meeting and approve/disapprove of the actions taken.
- to work with the Architecture Committee, such as to solicit information about possible compliance issues as part of investigations or to refer items to the Architecture Committee for their consideration and or feedback as needed;
- to keep written or computerized records of communication with member(s) and complaints involved, as well as any notice of infractions and or fines recommended to the Board of Directors; and
- to identify circumstances that would benefit from a general rule, investigate these circumstances, and recommend such rules to the Board.

## Greens Committee:

The Greens Committee works with the Golf Pro and Golf Course Superintendent on scheduled promotions and tournaments and standards of maintenance for the golf course; discusses improvements to enhance playability and any course safety issues that may arise; reviews and sends to the Board of Directors (BOD) for approval suggested greens and other member and public fees; and identifies circumstances for which rules should be adopted including such issues as member and public player conduct and dress on the golf course.

# More Additional committees:

## **Inn Committee**

The Inn Committee promotes the use of the Inn facilities; monitors the appearance and condition of the facilities; works with restaurant and lounge staff to maintain customer satisfaction concerning food and drink selection, quality and service; plans social activities at the Inn; and makes recommendations to the Board concerning physical improvements to Inn facilities and operations.

## **Lake Dam Committee**

The Lake Dam Committee plans and advises the Board on issues concerning the use, operation and maintenance of the Association's Lakes and Parks including lake ecosystem and water quality management; rules for boating and fishing and other member activities on the lakes and in the parks; rules concerning dock construction and maintenance by members, including approval of dock plans referred by the Architectural Committee; promotion of activities such as fishing derbies and boating competitions; monitoring member compliance with boating registration and other use rules; and improvements needed to enhance member use and enjoyment of Lake Limerick's recreational facilities.

## **Election Committee**

The Committee has six primary purposes, all centered on service to the members of the Association:

- to establish fair and reasonable procedures (approved by the Board) for tabulating Association election results;
- to ensure proxy ballots are mailed to all eligible voters;
- to effectively manage in-person voting;
- to ensure the confidentiality of any tabulated results until the Board announces them;
- to ensure all ballots are validated for eligibility and appropriately tabulated per prescribed procedure; and
- to present the election results to the authorized board officer who announced the outcome to the membership

## **Youth Committee**

The Committee has three primary purposes, all centered on service to the members of the Association:

- to provide the forum for member suggestions regarding youth activities;
- to review and recommend to the Board, approval or disapproval of promotions and activities for the youth of our community; and
- to make recommendations to other LLCC committees to enhance our facilities for youth-oriented activities and equipment

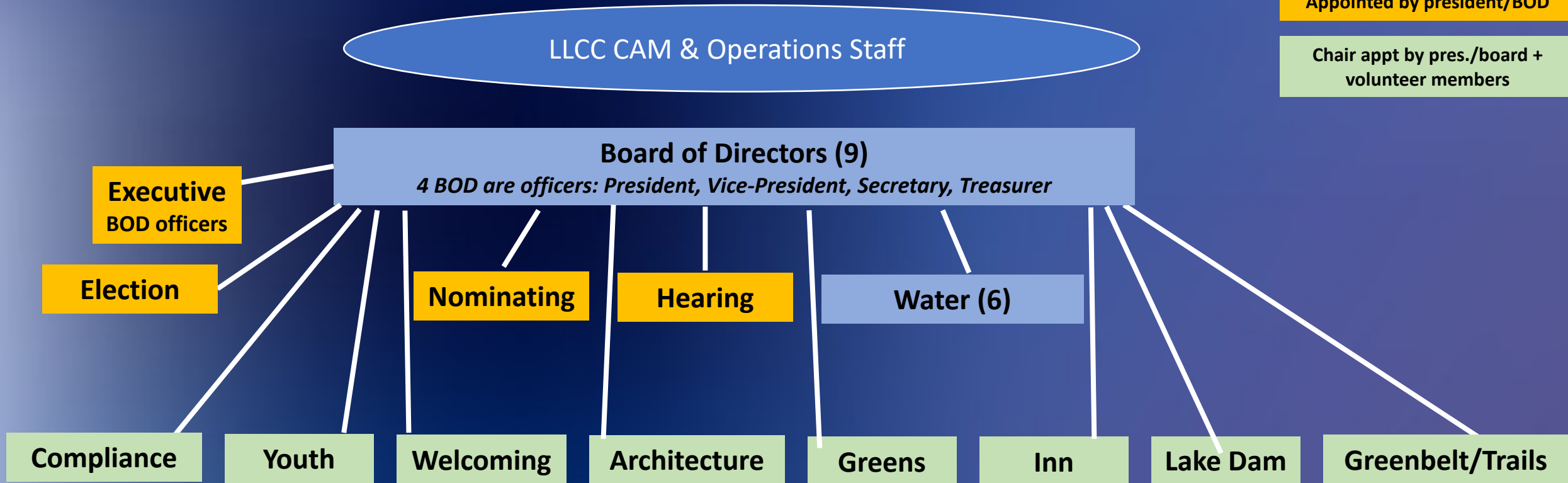
**...plus Welcoming & Greenbelt/Trails**

# Board & committees:

Elected by membership

Appointed by president/BOD

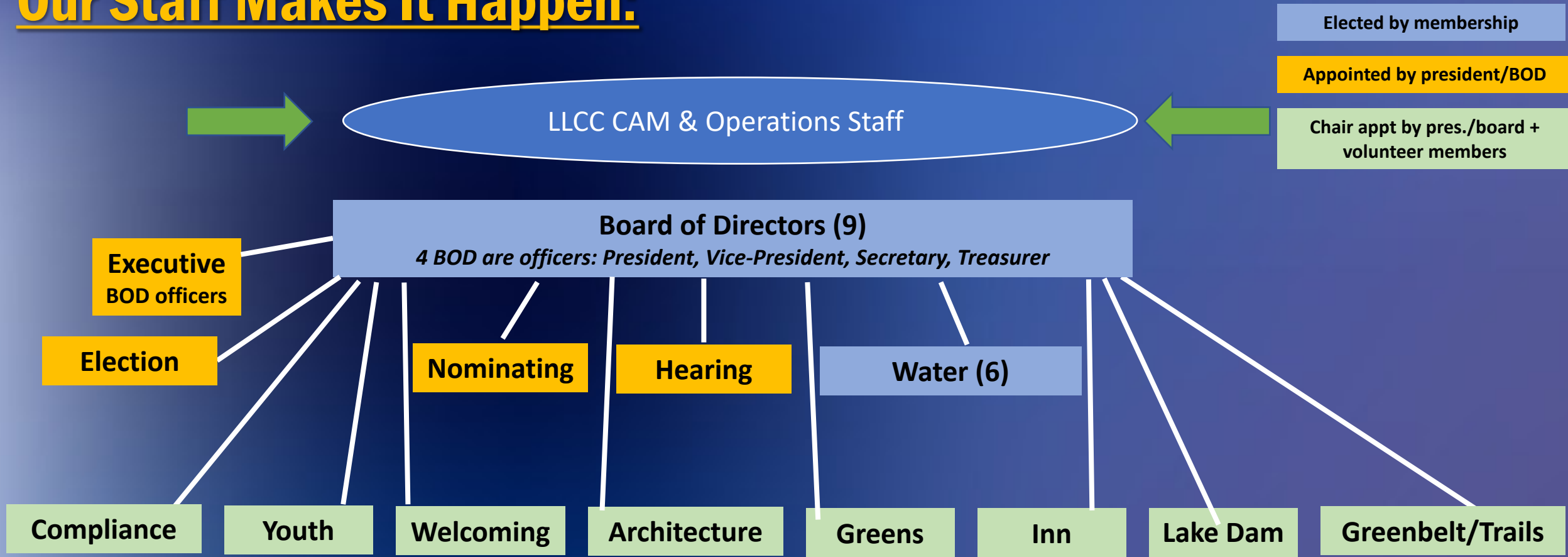
Chair appt by pres./board +  
volunteer members



“The actions of any committee shall be subject to ratification or disapproval of the Board of Directors.”



# Our Staff Makes It Happen:

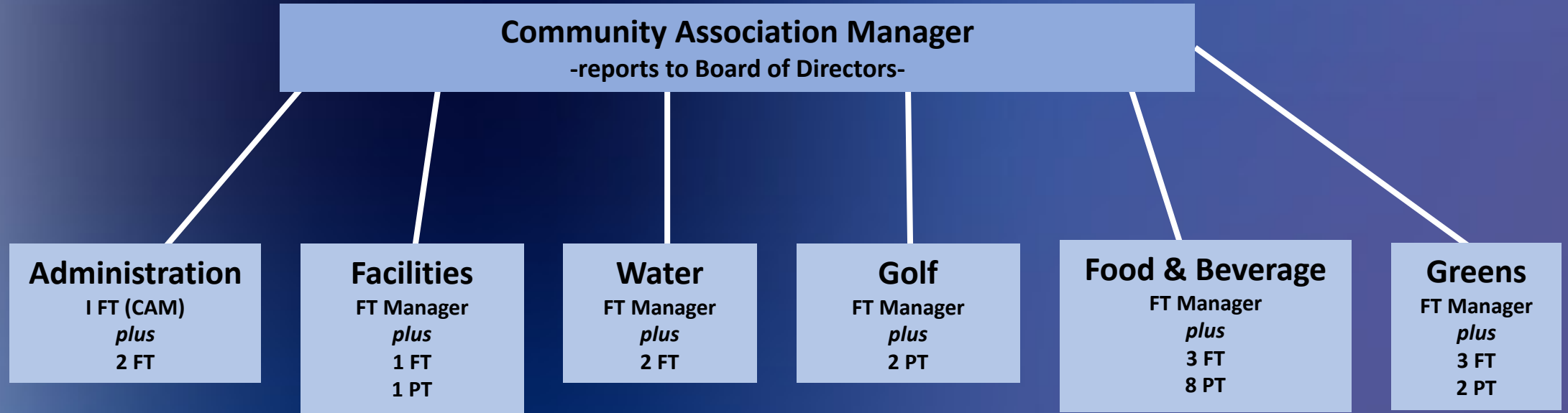


“The actions of any committee shall be subject to ratification or disapproval of the Board of Directors.”





# LLCC staff:





# Budgeting

Roger Millman, LLCC Community Association Manager

# Budgeting:

## WHAT IS AN HOA BUDGET?

A homeowners association budget is a financial plan consisting of the HOA's estimated revenue and expenses, as well as reserve fund contributions, for a specific period of time (usually a year).



# Considerations:





# Revenues:

- HOA Dues
- Water Fees
- Merchandise
- Golf
- Café
- Restaurant
- Lounge
- Fees
- Misc. Revenue



*\*Complete budget available on LLCC website*





# Expenses:

## Operating Expenses:

- Labor
- Repairs & Maintenance
- Supplies
- Insurance
- Utilities

## Project Capital Examples:

- Major maintenance repair/replacement
- Great Hall rehab
- Inn ADA Bathroom
- Practice Chipping Area



*\*Complete budget available on LLCC website*



# How is a budget formed?

**”The Board of Directors shall adopt an annual budget for assessment and other income, expenses and reserves as well as special or amended budgets as needed. Any such budget shall be submitted to membership as provided by Washington State law.” Consideration by the membership may take place at the Association’s annual general or budget meeting, or at any special membership meeting.”**



**H. General or Special Budget for income, expenses and reserves.** The Board of Directors shall adopt an annual budget for assessment and other income, expenses and reserves, as well as special or amended budgets for the same, when needed. Any such budget shall be submitted to the membership as provided by Washington State law. Consideration by the membership may take place at the Association’s annual general or budget meeting, or at any special membership meeting. If at any time state law no longer specifies the procedure for adoption of budgets, any general, special or amended budget adopted by the Board of Directors for assessment and other income, as well as expenses and/or reserves, shall be submitted to the membership for its approval or rejection pursuant to the most recent applicable state law, until these Bylaws are or may be amended to provide otherwise.

**I. Budget Reports.** The Board of Directors will make available to the members



# How is a budget formed:

**Step 1**

**Project Expected Revenue**  
through budget assumptions  
*(Departments/Committees)*

**Project Operating Expenses**  
through budget assumptions  
*(Departments/Committees)*

**Proposed Capital  
& other projects**  
*(Departments/Committees)*

**Reserve Fund Contribution**  
*(Board Action)*

**Step 2**

**Proposed  
Budget**

**Step 3**

**Considered  
by BOD and  
Membership  
at regular or  
special  
business  
meetings**

**Step 4**

**BOD adopts  
final budget  
at or before  
September  
business  
meeting**

**Step 5**

**Budget  
ratification  
by  
membership**



# Budget Membership Vote:

Step 5

**Budget  
ratification  
by  
membership**



(3) Except as provided in RCW 64.90.080, 64.90.405(1) (b) and (c), and 64.90.525, within thirty days after adoption by the board of directors of any proposed regular or special budget of the association, the board shall set a date for a meeting of the owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the summary. Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the owners shall be continued until such time as the owners ratify a subsequent budget proposed by the board of directors.

“Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present.”



**Trivia!!**

# Trivia #1

As low as  
how much down and how  
much per month?



# BEAT THE GOLF COURSE!

PRE-COMPLETION PRICES PREVAIL!!



# Lake Limerick

*"It's All For Fun"*



IMAGINE  
OWNING  
YOUR PRIVATE  
LAKE SITE  
HERE

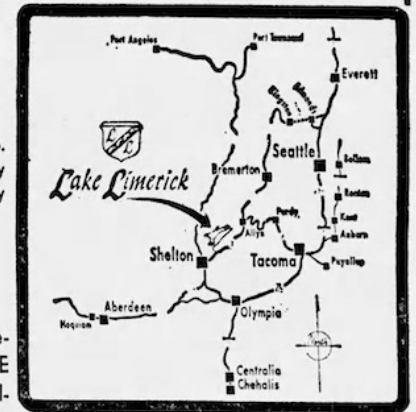
## BEAT THE GOLF COURSE

**BUY NOW** while the Lake Limerick Golf Course  
is still under construction

When the golf course is completed, every lot will increase in price. Prices will never be lower than they are today. Ownership of property at Lake Limerick will be a smart investment for you and your family to enjoy while it increases in value.

**FROM \$**

Own your own year 'round residence, recreation or vacation hide-away. It's nearby and it's a growing investment. COME TO LAKE LIMERICK—a private wonderland nestled in the heart of the Shelton Hood Canal Christmas Tree Country. Everything is planned for your family. Fishing, swimming, boating, golf, club house, tennis, riding, Mark Twain island and a private lake for children. Your "tree dressed" lot is waiting for you for as little as \$2495 full price with **1 YEAR OWNERSHIP INCLUDES MEMBERSHIP, IN THE LIMERICK COUNTRY CLUB.**



a Quality  
Recreational Development  
Offered By



**LANDWEST**  
LIMITED

LAKE LIMERICK CORPORATION  
5125 25th AVENUE N.E.  
Seattle, Washington 98105

Phone  
LAkeview 2-8696

Gentlemen: Please send me more information about  
Lake Limerick. I understand there is no obligation.



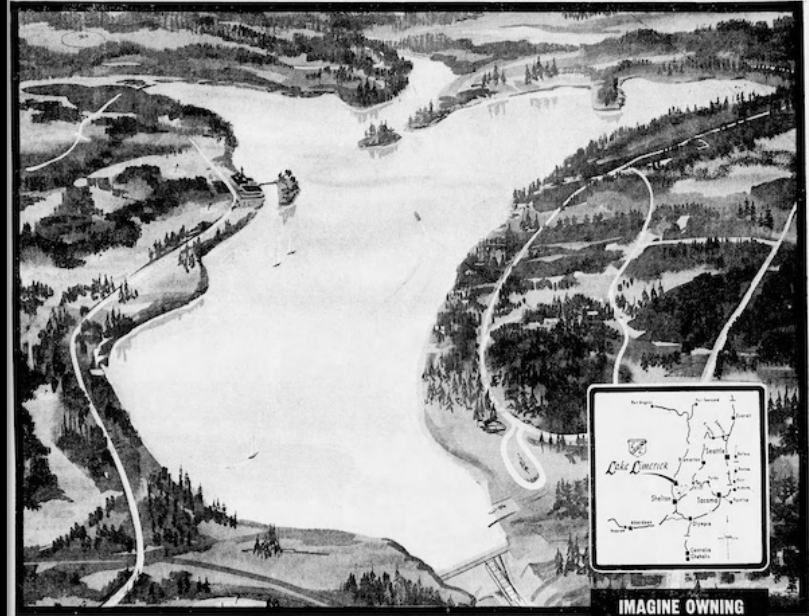
# Trivia #2

Which of these is **not** listed in this ad:

- a) Regulation golf course
- b) Horse corral
- c) Shuffleboard
- d) Tennis courts



## COME SEE LIMERICK!



IMAGINE OWNING  
YOUR PRIVATE  
LAKE SITE HERE  
Low as \$80 down  
\$20 a month

### Lake Limerick

COUNTRY CLUB ESTATES "In the beautiful Shelton-Hood Canal Christmas Tree Country"

#### SEE LAKE LIMERICK . . .

Nestled in the heart of the Shelton-Hood Canal Christmas Tree Country, is Washington's totally planned recreation community. Into the Lake Limerick Country Club Estates has gone all of the good things for your family to enjoy:

- A regulation golf course
- A magnificent community lodge
- Tennis courts
- Barbecue Island for family fun and evening singouts
- A ten-acre play lake for the little ones
- Horse corral
- Miles of bridle and forest trails

#### COMMUNITY LODGE NOW UNDER CONSTRUCTION

A magnificent Community Lodge is now under construction. The Lodge will become the center of Lake Limerick's \$200,000 community recreational complex. Lodge facilities include dance floor . . . large stone fireplace . . . kitchen, rest rooms and a large extended view deck overlooking the

#### THE DEVELOPERS OF LAKE LIMERICK WISH TO THANK THE RESIDENTS OF THE PACIFIC NORTHWEST

The developers of Lake Limerick, Lake Limerick Associates, composed of the Lake Limerick Corporation and the Osberg Construction Company, wish to thank the residents of the great Northwest for the acceptance given this 880-acre development. Mark Antoncich, President of the Lake Limerick Corporation recently said publicly: "Sales have exceeded all of our expectations. The acceptance by you, the people of the Northwest, has been most gratifying. We hereby pledge ourselves to the continued high quality development already established at Limerick. If you have not yet paid us a visit, please accept this as our cordial

#### DIVISION 3 OPENS AT LAKE LIMERICK

You can purchase your "tree-dressed" hideaway at Lake Limerick for as little as \$0.00 down and 20.00 per month. This includes water and power to every site and your membership in the Lake Limerick Country Club. Stake your claim! For your future — for your families future — for VACATION — RETIREMENT — INVESTMENT — COME SEE LIMERICK.

#### EASY ROUTES TO LIMERICK:

- 90 minutes from Seattle by Freeway to Shelton then follow the signs.
- Ferry to Brainerd and take Highway 3.
- Fauntleroy Ferry to Southworth.
- Through Tacoma and across the Narrows Bridge to Allyn—take Highway 3.

#### COME SEE LIMERICK!!!

OR MAIL THE COUPON BELOW FOR FURTHER INFORMATION

LAKE LIMERICK CORP.  
5127 5TH AVE.  
SEATTLE, WASH.  
—  
P.O. Box 2024, Lakewood Branch,  
Tacoma, Wash. 98403  
Cushman  
Phone  
SEA: LA 3-8896  
TAC: NS 3-1127  
Please send me your free color brochure and plot plan of Lake Limerick. I understand there is no obligation.

## Trivia #3

***INVEST* in *LIMERICK***

**A LIFETIME**

?????????

**GIFT FOR YOUR FAMILY**

**Fill in the  
blank!**





# Your Questions



## Your Questions

As possible, please ask questions that will benefit the entire audience.

If we don't know the answer, we will put you in contact with someone who can.

Please consider attending a committee or board meeting.

Visit the website!





# One More Thing

There are **3**  
board positions up  
for election

There are **2**  
Water Committee positions  
up for election

*Deadline to apply is March 15<sup>th</sup>*

Go to the LLCC website, within  
association documents and click on  
“Declaration of Candidacy”  
or call the office: 360.426.3581



**Thank you for  
attending!**

**This presentation will be  
posted on the Lake Limerick  
website soon!**

