

## Architecture Business Update – June 2018

DIV – LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
<b>02-087</b>	PDQ Contracting	320 E. Road of Tralee	New Home Construction		1.18.18 – Application received. 1.19.18 – Member was sent LLCC permit application and request for MC permits before plans will be submitted to board for approval. 5/16/18 – Property check. No active construction at site.
<b>03-151</b>	Roger Silva	1011 East Ballantrae	Dock Replacement		4/2/18 – Permit application received. 4/3/18 – Permit denied due to incomplete paperwork. Called member and clarified what information needs to be submitted. 4/16/18 – Permit denied due to dock measurements not within guidelines. 5/16/18 – Unable to confirm whether or not dock replacement is taking place. No steps have been made by members to provide requested information to proceed with replacement.
<b>04-152</b>	<del>Terry &amp; Kayla Marian</del>	<del>41 E. Errigal</del>	<del>Storage Shed Installation</del>	<b>3087</b>	<del>5/10/18 – Permit application received. 5/11/18 – VM left for property owner(s) requesting a more detailed lot plan. Setbacks not noted on application. 5/14/18 – Property line setback information provided. 5/18/18 – Application out for review. 5/23/18 – Permit approved. 5/29/18 – Paid</del>

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<b>01-117</b>	Russell Baskin	820 E Ballantrae Mailing: 1010 W. Skokomish Valley Road	Land Clearing and New Home Construction without permit – STOP WORK ORDER	4/6/18 – Request received regarding issuance of LLCC permit. 4/6/18 – No record of new home permit application on file. STOP WORK sign provided to LLCC Board. 5/4/18 – Property owner has active building permits with Mason County. Electronic versions provided to board member. 5/9/18 – Formal stop work letter received from board member. 5/11/18 – Letter composed and ready for signature. Signed and mailed. Tracking #70180040000034123849. 6/14/18 – Emailed Integrated Construction an LLCC permit application. Will return with all necessary information within the next couple business days.	
<b>03-304</b>	Douglas McTurnal	21 E. Glamis	Detached Garage – Requesting front property line set back variance	6/5/18 – Permit application received. 6/6/18 – Application out for review 6/7/18 – Setback variance request denied. Application denied. 6/8/18 – Permit denied letter sent. Tracking #70133020000038977723 6/14/18 – Property owner contacted office. Intends to appeal to board for setback variance.	
<b><del>03-171</del></b>	<del>Edward &amp; Joanne Faberzak</del>	<del>2571 E. St. Andrews</del>	<del>10 x 20 back yard deck</del>	<del><b>3088</b></del>	<del>6/6/18 – Permit application received 6/7/18 – Permit approved. 6/8/18 – Paid.</del>

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04-080	Kimberly Cook	51 E. Dunvegan	Cars, squealing tired at 2am, trespass on neighbor's property.	4/20/18 – No update to provide. 5/2/18 – New complaint received. 6/13/18 – No update to provide. No action(s) taken in this matter. ** Actions in this matter have been archived. Details available upon request or through previous updates. **
02-071	Linda Jurey	170 E. Dunoon	Junk in yard and tarps on roof	4/26/18 – Property has been cleared of all trash by LLCC. Will continue to monitor state of property until transferred to a new owner by the mortgage company. 5/18/18 – No update to report. 6/13/18 – No update to provide. No action(s) taken in this matter. ** Actions in this matter have been archived. Details available upon request or through previous updates. **
03-436	Glenna Pacholke (Rental Property)	1460 E. St. Andrews	Domestic Disturbances	<del>10/10/17 – Complaint received. 10/10/17 – First attempt letter sent. 11/15/17 – No response received. 3/9/17 – Complaint received. 3/9/17 – \$100 fine letter sent. 3/13/18 – Letter signed for by Glenna Pacholke. 4/18/18 – Letter to be composed to member that filed complaint. Course of action to be decided once letter is drafted. 5/18/18 – No update to report. 5/25/18 – Letter sent to property owner. This issue is a civil matter and LLCC will not take any further action. Tracking #70133020000038977686</del>

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				<p><del>5/31/18</del> – Letter signed for by G. Pacholke</p> <p><del>6/13/18</del> – From an LLCC stand point this is a closed matter. Remove from July agenda.</p>
<b>03-299</b>	Curtis Holmes	30 E. Glamis	Smell coming from septic and trash in yard	<p>5/14/18 – Record request submitted to Mason County department of health.</p> <p>6/1/18 – Mason County dept. of health deemed home uninhabitable. Neighbors and/or LLCC community members should call the MC non-emergency number to report property occupancy and the Sheriff will escort people off the premises.</p> <p>6/13/18 – Will continue to monitor situation with MC Health Dept.</p> <p>** Actions in this matter have been archived. Details available upon request or through previous updates. **</p>
<b>04-091</b>	James & Jennie Throckmorton (Rental Property)	200 E. Dartmoor Mailing: 261 SE Craig Road	People living in shed type structure on the property	<p>2/12/18 – Complaint received.</p> <p>2/14/18 – Confirmed shed in front yard. Could not confirm people living in it.</p> <p>3/3/18 – First letter sent. Two week response time (3/16/18). Tacking #7013302222238977495.</p> <p>3/22/18 – Phone call with property owner states that after an inspection last week there is no evidence of people living in the shed. Asks that neighbors continue to report if their findings were incorrect.</p> <p>3/27/18 – Certified letter returned “unclaimed”</p> <p>4/20/18 – No new complaints. Recommend keeping on agenda until</p>

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				<p>6/22/18 if no new complaints received, remove from agenda.</p> <p>6/14/18 – Verbal complaint received from community member that renters at the property are living in the shed. Property owner stated via phone call that the property manager will make a surprise visit to the residence and report back to office within a week.</p>
<b>03-465</b>	Guy & Tamara Herring	201 E. Merioneth	Tarps covering roof, plywood in place of garage door, yard condition not in compliance with LLCC standards.	<p>2/12/18 – Two complaints received with pictures.</p> <p>2/14/18 – Visual inspection confirmed complaints.</p> <p>3/3/18 – First attempt letter sent. Two week response time (3/16/18). Tacking #70133020000038977617.</p> <p>3/8/18 – Letter signed for by Jacob Herring.</p> <p>3/13/18 – Response received from member.</p> <p>4/20/18 – Some attempts have been made to clean up property. Still at non-compliance status.</p> <p>5/18/18 – Attempts to bring property up to standards have ceased (property check 5/16/18) Recommend \$100 fine letter.</p> <p>6/14/18 - \$100 fine letter composed. Seeking board approval.</p>
<b>04-131</b>	James Christie & Nancy Oliver	450 E. Dartmoor (Rental Property) Mailing: PO Box 333 – Puyallup 98371	Garbage, Traps, Derelict Vehicles... Dog complaint included.	<p>3/6/18 – Complaint received with pictures.</p> <p>3/19/18 – First attempt letter sent. Tracking #70171450000028933974</p> <p>4/20/18 – Property check completed. Tarps have been removed from roof.</p>

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				<p>Attempts have been made to clean up property but still at non-compliance status. Recommend continuing to monitor.</p> <p>5/18/18 – Minimal progress made to property clean up (via check 5/16/18). Recommend continuing to monitor.</p> <p>6/14/18 –</p>
<b>04-138</b>	Yanco Aparicio	530 Dartmoor Drive Mailing: 28208 Military Road South – Federal Way – 98003	Burned out trailer	<p>1/29/18 – Complaint received</p> <p>2/12/18 – Reached member via phone. Needed to speak with church board regarding property. Will call back.</p> <p>2/12/18 – Member never called back. Step one letter.</p> <p>3/10/18 – 2<sup>nd</sup> Complaint received.</p> <p>3/12/18 – Letter sent. 2 weeks response time. Tracking #7017145000028933967</p> <p>3/13/18 – Letter signed for by Francisca Ramirez.</p> <p>3/26/18 – Via email property clean up started. To be completed weekend of 3/31 to 4/1.</p> <p>3/27/18 – Property check. Active dismantling and removal of trailer.</p> <p>4/20/18 – Property check completed. Attempts to clean up property satisfactory. Recommend continuing to monitor.</p> <p>5/18/18 – Property is in compliance via check on 5/16/18. Recommend removing from agenda.</p> <p>6/13/18 – Report received that property is in need of additional clean up. From street view, property appears to be in order. Request for continued clean up letter drafted (including winter trailer</p>

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				doc), requesting board approval.
<b>03-389</b>	Aaron Powelson	141 E. Way to Tipperary	Blue trap in yard, trash in yard and hot tub on the front porch.	<p>2/7/18 – Complaint Received.                  2/14/18 – Visual inspection confirmed trash in yard, hot tub on front porch, yard out of compliance.                  3/3/18 – Step one letter to be sent.                  3/6/18 – Letter sent. Two week response time. Tracking #70133020000038977624.                  3/8/18 – Letter signed for by Jennifer Powelson.                  3/16/18 – Response received. Visual inspection confirms. Hot tub is gone and attempts are being made to bring property up to LLCC standards. Recheck property before next update.                  4/20/18 – Property clean-up is on-going. Recommend continuing to monitor.                  5/9/18 – New complaint received.                  5/18/18 – Attempts to clean up property have ceased (via property check 5/16/18) recommend \$100 fine letter.                  6/14/18 – No progress made on roof repairs. \$100 fine letter composed, needs board approval before sending.</p>
<b>04-212</b>	Keith Smith (rental property)	511 E. Olde Lyme Road Mailing: 471 E. Olde Lyme Road	Stolen Property	<p>3/2/18 – Mason County Sheriff served 2<sup>nd</sup> search warrant on property. Stolen property on site. Letter sent to property owner.                  4/20/18 – No update to provide.                  5/18/18 – No update to provide.</p>
<b>05-112</b>	Randy Ayala	220 E. Peebles Court	Property has become a dumping ground. Piles of trash, rats and	5/7/18 – Community member called to report that property owner has

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			grease leaching into creek.	<p>returned.</p> <p>5/9/18- In person MC Dept. of Health records request submitted. Max 2 week response required by county.</p> <p>5/18/18 – Mason County department of health report received. Will provide upon request. Seeking board recommendation for course of action.</p> <p>6/7/18 – Confirmed there is now a mailbox available for property. New complaint filed with department of health. At least two week wait time before any update will be available.</p> <p>** Actions in this matter have been archived. Details available upon request or through previous updates. **</p>
<b>04-213</b>	Roberto & Maria Martinez (Renters)	491 E. Olde Lyme Road Mailing: 171 SE Fuchsia Ave.	Piles of trash, tarps on roof, rats	<p>3/12/18 – Complaint received.</p> <p>3/26/18 – Attempted phone call. No answer. No VM available.</p> <p>3/27/18 – Verified non-compliance from street unable to verify reports on state of backyard.</p> <p>4/20/18 – Compose first attempt letter.</p> <p>5/7/18 – Spoke with property owner in person. Asked that we send first attempt letter and stated that he will be addressing property condition with renters.</p> <p>5/18/18 – Recommend first attempt letter.</p> <p>6/13/18 – Letter drafted awaiting board approval before sending. Request for investigation filed with MC Dept. of Health to verify reports of the state in the back yard.</p>



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<b>02-044</b>	Karen Lumsden (Renters)	141 E. Dunoon Place Mailing: 2480 E. Mason Lake Drive Grapeview, WA 98546	Tires, trash, using neighboring vacant lot for parking.	3/22/18 – <a href="#">Complaint received.</a> 3/22/18 - Attempted first contact with property owner via phone. Left VM. 4/20/18 – Recommend first attempt letter. 5/18/18 – Attempts have been made to clean up property (via 5/16/18 check) Recommend continuing to monitor. 6/13/18 – Property appears to be in order and no new complaints or follows to original have been filed. Recommend continuing to monitor, remove from agenda if nothing new is reported by 8/13/18.
<b>05-051</b>	John Potter (Rental)	31 E. Clonakilty Mailing: 11842 14 <sup>th</sup> Ave. South Burien, WA 98168	Loud music, cars coming and going through the night, engines revving and squealing tires.	4/22/18 – Complaint received. 5/2/18 – First attempt letter sent. Tracking #70180040000034123832 5/16/18 – Phone conversation with property owner. Stated he would provide written response. 5/18/18 – Member response not received. Recommend continuing to monitor. 6/14/18 – Recommend \$100 fine for non-response. Letter is drafted awaiting board approval.
<b>05-026</b>	John Potter (Rental)	181 E. Sleaford Mailing: 11842 15 <sup>th</sup> Ave. South Burien, WA 98168	Multiple Renters, Failing Septic System	6/12/18 – Complaint Received. 6/13/18 – Inquired at MC Health Dept regarding property. An anonymous complaint regarding the septic system was filed on 6/6/18, LLCC filed an additional complaint. Health dept. needs a couple weeks to conduct investigation. Recommend first attempt letter. 6/14/18 – First attempt letter drafted. Awaiting board approval.

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<b>03-494</b>	Jason & Karyn Giles	271 Ballycastle	Loose Dog Chasing People	<p>3/18/18 – Complaint received</p> <p>3/19 &amp; 3/20 – Attempted to reach property owner via phone. No answer and full voice mail message.</p> <p>3/20/18 – First attempt letter sent. Tracking #7017145000028934162.</p> <p>3/28/18 – Letter signed for by Marshal Fosdick</p> <p>4/3/18 – Response received via FAX. Member commits to keep dog contained on property and leashed or on a runner when outside. Recommend keeping action item open to monitor situation. If no new complaints are filed by 7/3/18 remove complaint from agenda.</p> <p>6/11/18 – No new complaints filed on this matter. Remove from July agenda.</p>
<b>03-212</b>	Chris & Eileen McKern	40 E. Stirling Court	Constant barking – 2 German Shepherds	<p>3/20/18 – Complaint received</p> <p>3/20/18 – Attempted to reach property owner via phone number is no longer in service.</p> <p>3/20/18 – First attempt letter sent. Tracking #7017145000028934131.</p> <p>4/11/18 – Response received. Requesting assistance with course of action.</p> <p>4/20/18 – Certified letter returned “unclaimed”.</p> <p>5/7/18 – LLCC Response letter composed.</p> <p>5/9/18 – LLCC Response letter mailed via regular US mail. No tracking number to provide.</p> <p>6/11/18 – No update to provide. Remove from agenda if there no new issue by 8/9/18.</p>
<b>02-099</b>	Gregory & Kymberly Yates	170 E. Road of Tralee	Loose and Aggressive Dog	<p>5/6/18 – ProShop reports dog loose and aggressive on 6<sup>th</sup> Green / 7<sup>th</sup> Tee.</p>

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				6/11/18 – Recommend first letter. 6/14/18 – First letter composed. Seeking board approval.
<b>02-104</b>	Kushiah & Kaylin McCullough	120 E. Road of Tralee	Loose Dog	5/23/18 – Complaint received via email. 5/30/18 – First attempt letter sent. Response requested by 6/15/18. Tracking #70133020000038977693.
<b>And</b>	And	And		6/6/18 – Letter sent to property owner of tenant that filed complaint. Tracking #70133020000038977716
<b>02-110</b>	Rebecca Wood (Richard Beckman – Property Mgr)	20 E. Road of Tralee Mailing: 8150 SE Haida Dr., Port Orchard		6/11/18 – Property owner called HOA office to report that complaint against her tenant has been sent to the property manager. Requested a return phone call from Board Secretary. 6/11/18 – Written acknowledgment of complaint received via email from property owner. Issue has been handed over to property manager Richard Beckman.