

ARCHITECTURE BUSINESS UPDATE JULY 2018

DIV – LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
02-087	PDQ Contracting	320 E. Road of Tralee	New Home Construction		<p>1.18.18 – Application received.</p> <p>1.19.18 – Member was sent LLCC permit application and request for MC permits before plans will be submitted to board for approval.</p> <p>5/16/18 – Property check. No active construction at site.</p>
03-151	Roger Silva	1011 East Ballantrae	Dock Replacement		<p>4/2/18 – Permit application received.</p> <p>4/3/18 – Permit denied due to incomplete paperwork. Called member and clarified what information needs to be submitted.</p> <p>4/16/18 – Permit denied due to dock measurements not within guidelines.</p> <p>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.</p>
01-117	Russell Baskin	820 E Ballantrae Mailing: 1010 W. Skokomish Valley Road	Land Clearing and New Home Construction without permit – STOP WORK ORDER		<p>4/6/18 – Request received regarding issuance of LLCC permit.</p> <p>4/6/18 – No record of new home permit application on file. STOP WORK sign provided to LLCC Board.</p> <p>5/4/18 – Property owner has active building permits with Mason County. Electronic versions provided to board member.</p> <p>5/9/18 – Formal stop work letter received from board member.</p> <p>5/11/18 – Letter composed and</p>

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					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. 7/12/18 – Permit Application received. Out for review.
01-073	Dan Sweet	51 E. Ballantrae	Detached Garage – 24' x 24'	3089	6/19/18 – Permit application received. 6/25/18 – Application sent out for approval. 6/27/18 – Permit approved. Paid.
03-390	Neil Brogren	161 E. Way to Tipperary Mailing: 6373 S. Alameda Rd	Detached Single Car Garage	3090	6/19/18 – Permit application received. 6/25/18 – Contacted member to verify siding and color scheme to match existing residence. 6/25/18 – Member verified siding and pint details. Application out for approval. 6/27/18 – Permit approved. Pending payment. 6/29/18 – Paid
02-288	Deborah Galbraith Will	740 E. St Andrews	STOP WORK – Lakeside Landscaping and Patio		7/9/18 – Stop Work Letter Sent. Tracking #70180040000034123856 7/18/18 – Issue resolved. Remove from agenda.
05-055	Kathy & Mike Jensen / Brenda & Todd Bakken	570 E. Olde Lyme	Removal of Single Wide Trailer to be Replaced with Manufactured Home		7/12/18 – Permit Application Received. 7/18/18 – Phone call with Mrs. Bakken requesting MC permits and

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				new home plans including property setbacks.
02-165	Karen Humphries	191 E. Road of Tralee	STOP WORK – New/Replacement Deck	7/6/18 – STOP WORK letter sent 7/12/18 – Permit Application Received. 7/18/18 – Phone call with member requesting more detail on the application. Specifically setbacks.

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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. ** 6/27/18 – Police action reported on property.
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. ** 7/13/18 – Property is under new ownership. All accounts are paid. Remove from agenda.

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03-299	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> <p>7/11/18 – Dept. of Health has reported the property to the MC Sheriff due to water usage on a no occupancy property.</p> <p>7/20/18 – Due to continued water usage and non-compliance status, recommend \$100 fine letter and written update regarding status of septic systems repairs.</p>
04-091	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>

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				<p>3/27/18 – Certified letter returned “unclaimed”</p> <p>4/20/18 – No new complaints. Recommend keeping on agenda until 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> <p>6/27/18 – New complaint received. Nuisance activities, failing septic, out of compliance yard.</p> <p>7/20/18 – Recommend visual inspection if the yard is still out of compliance, \$100 fine.</p>
<p>03-465</p>	<p>Guy & Tamara Herring</p>	<p>201 E. Merioneth</p>	<p>Tarps covering roof, plywood in place of garage door, yard condition not in compliance with LLCC standards.</p>	<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 #7013302000038977617.</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</p>

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				<p>letter. 6/14/18 - \$100 fine letter composed. Seeking board approval. 6/20/18 - \$100 fine letter sent. Tracking #701330200003897792. 7/18/18 – New complaint received. Member states that debris which was previously in the front yard is now along the side of home and in back yard attracting rats. 7/20/18 – Recommend getting permission from neighboring property(s) to verify report. Should they be verified, \$500 fine letter.</p>
04-131	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. 3/19/18 – First attempt letter sent. Tracking #7017145000028933974 4/20/18 – Property check completed. Tarps have been removed from roof. Attempts have been made to clean up property but still at non-compliance status. Recommend continuing to monitor. 5/18/18 – Minimal progress made to property clean up (via check 5/16/18). Recommend continuing to monitor.</p>
04-138	Yanco Aparicio	530 Dartmoor Drive Mailing: 28208 Military Road South – Federal Way – 98003	Burned out trailer	<p>2/12/18 – Reached member via phone. Needed to speak with church board regarding property. Will call back. 2/12/18 – Member never called back. Step one letter. 3/10/18 – 2nd Complaint received. 3/12/18 – Letter sent. 2 weeks response time. Tracking</p>

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				<p>#7017145000028933967 3/13/18 – Letter signed for by Francisca Ramirez. 3/26/18 – Via email property clean up started. To be completed weekend of 3/31 to 4/1. 3/27/18 – Property check. Active dismantling and removal of trailer. 4/20/18 – Property check completed. Attempts to clean up property satisfactory. Recommend continuing to monitor. 5/18/18 – Property is in compliance via check on 5/16/18. Recommend removing from agenda. 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 doc), requesting board approval. 6/20/18 – Letter sent. Tracking #7013302000038977808. 6/22/18 - Letter signed for by A. Aparicio. 7/20/18 – No correspondence received. Recommend property check and \$100 fine assessed if property is still out of compliance.</p>
03-389	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</p>

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				<p>#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. 6/20/18 – Letter sent. Tracking #7013302000003897761. 6/26/18 – Email response received. 7/20/18 – Clean up is on going. Recommend continuing to monitor.</p>
04-212	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 2nd 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. 7/20/18 – No update to provide. No new complaints or nuisance issues.</p>
05-112	Randy Ayala	220 E. Peebles Court	Property has become a dumping ground. Piles of trash, rats and grease leaching into creek.	<p>5/7/18 – Community member called to report that property owner has returned. 5/9/18- In person MC Dept. of Health records request submitted. Max 2 week</p>

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				<p>response required by county. 5/18/18 – Mason County department of health report received. Will provide upon request. Seeking board recommendation for course of action. 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. ** Actions in this matter have been archived. Details available upon request or through previous updates. ** 7/20/18 – No update to provide. No new complaints. Trailer and tarps still in place. No fines have been assessed in this matter.</p>
04-213	Roberto & Maria Martinez (Renters)	491 E. Olde Lyme Road Mailing: 171 SE Fuchsia Ave.	Piles of trash, tarps on roof, rats	<p>6/20/18 – Letter sent. Tracking #701330200003897778. 7/20/18 – Property has been returned to compliance status. Recommend 90 hold if no new complaints by 9/20/18 remove from agenda.</p>
02-044	Karen Lumsden (Renters)	141 E. Dunoon Place Mailing: 2480 E. Mason Lake Drive Grapeview, WA 98546	Tires, trash, using neighboring vacant lot for parking.	<p>3/22/18 – Complaint received. 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</p>

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				<p>agenda if nothing new is reported by 8/13/18. 7/20/18 – No update to provide.</p>
05-051	John Potter (Rental)	<p>31 E. Clonakilty Mailing: 11842 14th Ave. South Burien, WA 98168</p>	<p>Loud music, cars coming and going through the night, engines revving and squealing tires.</p>	<p>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. 6/20/18 – Letter sent. Tracking #70133020000038977754. 7/20/18 – No response received, no new complaints received. Recommend continuing to monitor.</p>
05-026	John Potter (Rental)	<p>181 E. Sleaford Mailing: 11842 15th Ave. South Burien, WA 98168</p>	<p>Multiple Renters, Failing Septic System</p>	<p>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. 6/20/18 – Letter sent. Tracking #70133020000038977747. 6/23/18 – Member response received. Recommend continuing to monitor over</p>

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				the next month before taking any further action.
03-024	Gretchen Miller (AirBNB)	71 E. Shannon Place Mailing: 1010 E Mikkelsen Road	Using property as an AirBNB Campsite.	7/9/18 – Two complaints received. Complaints sent via email to board. 7/9/18 – Approval received for letter. 7/11/18 – Complaints received via phone. Members asked to follow up via email. 7/11/18 - Photos of property received via email. Visual inspection confirmed state of property. 7/13/18 – New member complaint received via email with photos. 7/13/18 – Letters sent. Tracking #70180680000051151698. 7/14/18 – New complaint received via email with photos. 7/20/18 – Unable to locate Airbnb site member has moved or modified listing. Check of Redfin shows this property now listed as an active sale MLS #1106655.
04-158	Daniel & Kristina Smith	60 E. Angus Court	Out of compliance yard and non permitted addition to house	7/14/18 – Complaint received. 7/20/18 – Recommend property check. Should reports be valid, send first letter.
02-254	Suzanne Sommers Trust	841 E. St. Andrews	Dead Trees in Danger of Falling onto neighboring lot	6/27/18 – Complaint received. 7/20/18 – Recommend letter asking for removal of danger tress.

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03-212	Chris & Eileen McKern	40 E. Stirling Court	Constant barking – 2 German Shepherds	3/20/18 – Complaint received 3/20/18 – Attempted to reach property owner via phone number is no longer in service.

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				<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>
02-099	Gregory & Kymberly Yates	170 E. Road of Tralee	Loose and Aggressive Dog	<p>5/6/18 – ProShop reports dog loose and aggressive on 6th Green / 7th Tee.</p> <p>6/11/18 – Recommend first letter.</p> <p>6/14/18 – First letter composed. Seeking board approval.</p> <p>6/20/18 – Letter sent. Tracking #70133020000038977730.</p> <p>7/2/18 – Phone call from member stating that the dog they own does not match the description of the dog in complaint.</p> <p>7/18/18 – Unable to connect dog in complaint with residence at Lake Limerick.</p>
02-104	Kushiah & Kaylin McCullough	120 E. Road of Tralee	Loose Dog	<p>5/23/18 – Complaint received via email.</p> <p>5/30/18 – First attempt letter sent. Response requested by 6/15/18. Tracking #70133020000038977693.</p>
And	And	And		
02-110	Rebecca Wood (Richard Beckman – Property Mgr)	20 E. Road of Tralee Mailing: 8150 SE Haida Dr., Port Orchard		<p>6/6/18 – Letter sent to property owner of tenant that filed complaint. Tracking #70133020000038977716</p> <p>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.</p>

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				<p>6/11/18 – Written acknowledgment of complaint received via email from property owner. Issue has been handed over to property manager Richard Beckman.</p> <p>6/12/18 – Received letter from Mgmt group.</p> <p>7/18/18 – No new complaints received. Recommend keeping action item open until 9/6/18. If no new complaints received remove from agenda.</p>
04-116	Jim Pettyjohn	110 E. Balbriggan	Menacing and aggressive dog	<p>7/6/18 – Complaint received. First written, numerous verbal (in person and phone)</p> <p>7/20/18 – Recommend letter.</p>