

ARCHITECTURE BUSINESS UPDATE – OCTOBER 2018

DIV – LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
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 ready for signature. Signed and mailed. Tracking #70180040000034123849.</p> <p>6/14/18 – Emailed Integrated Construction an LLCC permit application. Will return with all necessary information within the next couple business days.</p> <p>7/12/18 – Permit Application received. Out for review.</p> <p>8/17/18 – Per Board request. Letter to be sent to property owner.</p> <p>10/17/18 – Work on home construction continues. Member has not paid for or been assigned an LLCC permit. Member of new Arch committee needs to follow up.</p>
02-165	Karen Humphries	191 E. Road of Tralee	STOP WORK – New/Replacement Deck		<p>7/6/18 – STOP WORK letter sent</p> <p>7/12/18 – Permit Application Received.</p>

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				<p>7/18/18 – Phone call with member requesting more detail on the application. Specifically setbacks.</p> <p>8/17/18 – Per Board request letter to be sent requesting further project information. Specifically setbacks.</p> <p>8/29/18 – 2nd STOP WORK letter sent to member requesting complete permit application information to be submitted specifically setback info. Tracking #70181130000159562997</p> <p>9/18 – Phone conversation with contractor explaining the setback requirements for property. Emailed the specs from original permit application. Waiting to receive building plans for review.</p> <p>10/17/18 – No update to report. Need a member for new Arch committee to follow up.</p>
<p>03-124</p>	<p>Fred & Nancy Kreinkamp</p>	<p>61 E. Weymouth</p>	<p>Home Addition</p>	<p>8/23/18 – Permit application received.</p> <p>8/27/18 – Email sent to member/architect that the minimum 30’ front property line setback has not been met. Requesting modification to plans to meet LLCC requirements.</p> <p>10/17/18 – After a check of members master file, in 1984 the owner of the property was issued a permit for a carport. That permit included a variance for the front property line setback. The permit</p>

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					application under review would increase that setback to over 20'. Recommendation is to approve proposed residence improvement.
DOCKS	Multiple	N/A	Repairs – Replacements		Permit #'s 4003, 4004 & 4005, 4010 were issued per the Lake-Dam committee for members to repair or replace docks. Details available upon request.
01-032	Jim Howard	511 E Ballantrae	Metal Roof Carport	4008	9/13/18 – Permit application received. Roofing will be brown to match existing residence. All setbacks are met. Out for approval. 9/19/18 – Permit approved. Paid \$25 CC.
01-098	Jim Howard	520 E Ballantrae	9 x 12 Garden Shed	4007	9/13/18 – Installation of garden shed on vacant lot. Earth tone with Black Comp. Roof all setbacks are met. Out for approval. 9/19/18 – Permit approved. Paid \$25 CC.
02-076	Joseph & McCall Ritter	781 E. Road of Tralee	Lot Cleared – No permit on file		9/24/18 – Member complaint verbal. Land has been completely cleared with no permit application on file. 10/17/18 – Need a member of new Arch committee to follow up.
03-304	Doug McTurnal	21 E. Glamis Court	24 x 24 Detached Garage		9/30/18 – Member resubmitted previously rejected permit application due to front lot line setback not being met. Plans have been changed to meet setback.

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				Color and siding to match existing residence. Recommend approval.
01-052	Don & Jen Hodo	281 E. Ballantrae	New Home – Vacation Cabin	10/1/18 – Permit application received with \$50 payment. Check 10/17/18 – All setback met. MC permits are in process. Member is requesting permission to keep RV on lot during construction. Recommend approval.
02-171	Dennis & Connie Johnson	321 E. Road of Tralee	Permit Amendment	10/18/18 – Requesting assistance from Board member and/or new Arch committee member to review permit application.

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04-080	Kimberly Cook	51 E. Dunvegan	Cars, squealing tires at 2am, trespass on neighbor's property.	<p>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. **</p> <p>6/27/18 – Police action reported on property. 8/16/18 – New complaint received. Trailer brought onto property, parked close to street property line, people living in trailer. 8/16/18 – Property check confirmed trailer on property. People exiting trailer during property check. White pit bull that owner denied having was also on property. Unable to verify with</p>

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				<p>pictures. Requesting board member to conduct property check.</p> <p>8/17/18 – Board member property check conducted. Picture available upon request.</p> <p>8/17/18 – Member email confirmed that property owner son is living in trailer.</p> <p>9/18 – No update to provide.</p>
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>**</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> <p>8/10/18 – Article in local newspaper printed request for donations to assist</p>

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				<p>property owner with funds to replace septic.</p> <p>8/17/18 – Water Dept. verified meter locked. \$100 fine letter not sent.</p> <p>9/18 – No update to provide.</p> <p>10/16/18 – Neighbor reports grandson living in the house. Called MC non-emergency and reported. Per direction from MC dept. of health.</p>
03-465	Guy & Tamara Herring	201 E. Merioneth	<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 #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> <p>6/20/18 - \$100 fine letter sent. Tracking #70133020000038977792.</p> <p>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.</p>

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				<p>7/20/18 – Recommend getting permission from neighboring property(s) to verify report. Should they be verified, \$500 fine letter.</p> <p>8/16/18 – Unable to contact neighbors for property check. Visual inspection from street verified front yard still at non-compliance. Requesting board member to conduct property check to verify.</p> <p>8/17/18 – Board member property check verified status of front yard. Picture available upon request.</p> <p>8/23/18 – Letter sent requesting response by 9/6/18 – 45 days to clean up front and side yards (10/8/18). Tracking #70180040000034123870.</p> <p>9/18 – No update to provide.</p>
<p>04-131</p>	<p>James Christie & Nancy Oliver</p>	<p>450 E. Dartmoor (Rental Property) Mailing: PO Box 333 – Puyallup 98371</p>	<p>Garbage, Traps, Derelict Vehicles... Dog complaint included.</p>	<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. 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>7/26/18 – Property check confirmed non-compliance status.</p> <p>8/16/18 – Property check conducted. Yard continues to deteriorate and more rubbish is on property. See pictures.</p>

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				9/18 – No update to provide
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.</p> <p>2/12/18 – Member never called back. Step one letter.</p> <p>3/10/18 – 2nd 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 doc), requesting board approval.</p> <p>6/20/18 – Letter sent. Tracking #70133020000038977808.</p> <p>6/22/18 - Letter signed for by A. Aparicio.</p> <p>7/20/18 – No correspondence received. Recommend property check and \$100</p>

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				<p>fine assessed if property is still out of compliance. 7/26/18 – Property check confirmed non-compliance status. \$100 fine letter sent. Tracking #70133020000038977839. 7/30/18 - \$100 fine letter signed for. 8/16/18 – Property check conducted. Property at non-compliance status. See pictures. Recommend \$500 fine letter. 8/23/18 - \$500 fine letter sent. Tracking #70180040000034123894 9/13/18 – See letter from neighboring property. Dead trees on property are in danger of falling on home. Past attempts to contact owner have gone unanswered. Member is seeking HOA assistance should her last attempt go unanswered.</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 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</p>

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				<p>request or through previous updates. **</p> <p>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> <p>8/16/18 – No change since last update.</p> <p>9/18 – No update to provide.</p>
02-044	Karen Lumsden (Renters)	<p>141 E. Dunoon Place Mailing: 2480 E. Mason Lake Drive Grapeview, WA 98546</p>	Tires, trash, using neighboring vacant lot for parking.	<p>3/22/18 – Complaint received.</p> <p>3/22/18 - Attempted first contact with property owner via phone. Left VM.</p> <p>4/20/18 – Recommend first attempt letter.</p> <p>5/18/18 – Attempts have been made to clean up property (via 5/16/18 check) Recommend continuing to monitor.</p> <p>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.</p> <p>7/20/18 – No update to provide.</p> <p>8/3/18 – Complaint received via phone. Member asked to follow up with written complaint via email. Police activity at property.</p> <p>8/14/18 - \$100 fine letter sent for nuisance activity at rental property. Tracking #70180680000051151780.</p> <p>9/18 – No update to provide.</p>
05-051	John Potter (Rental)	<p>31 E. Clonakilty Mailing: 11842 14th Ave. South Burien, WA 98168</p>	Loud music, cars coming and going through the night, engines revving and squealing tires.	<p>4/22/18 – Complaint received.</p> <p>5/2/18 – First attempt letter sent. Tracking #70180040000034123832</p>

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				<p>5/16/18 – Phone conversation with property owner. Stated he would provide written response.</p> <p>5/18/18 – Member response not received. Recommend continuing to monitor.</p> <p>6/14/18 – Recommend \$100 fine for non-response. Letter is drafted awaiting board approval.</p> <p>6/20/18 – Letter sent. Tracking #7013302000038977754.</p> <p>7/20/18 – No response received, no new complaints received. Recommend continuing to monitor.</p> <p>8/16/18 – No new complaints received.</p> <p>9/18 – No update to provide.</p>
05-026	John Potter (Rental)	181 E. Sleaford Mailing: 11842 15 th Ave. South Burien, WA 98168	Multiple Renters, Failing Septic System	<p>6/12/18 – Complaint Received.</p> <p>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.</p> <p>6/14/18 – First attempt letter drafted. Awaiting board approval.</p> <p>6/20/18 – Letter sent. Tracking #7013302000038977747.</p> <p>6/23/18 – Member response received. Recommend continuing to monitor over the next month before taking any further action.</p> <p>8/16/18 – No new complaints received. MC Health Dept. has placed this case as a low priority. Unable to verify septic</p>

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				<p>issues until property check is conducted.</p> <p>9/18 – No update to provide.</p>
03-024	Gretchen Miller	<p>71 E. Shannon Place</p> <p>Mailing:</p> <p>1010 E Mikkelsen Road</p>	Using property as an AirBNB Campsite.	<p>7/9/18 – Two complaints received. Complaints sent via email to board.</p> <p>7/9/18 – Approval received for letter.</p> <p>7/11/18 – Complaints received via phone. Members asked to follow up via email.</p> <p>7/11/18 - Photos of property received via email. Visual inspection confirmed state of property.</p> <p>7/13/18 – New member complaint received via email with photos.</p> <p>7/13/18 – Letters sent. Tracking #7018068000051151698.</p> <p>7/14/18 – New complaint received via email with photos.</p> <p>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.</p> <p>7/20/18 – Airbnb site located. Information has not changed.</p> <p>7/26/18 - \$500 fine issued for non-compliance. Tracking #7018068000051151728</p> <p>8/3/18 – Member came into LLCC office. Advised to submit in writing request for appeal to Board of Directors.</p> <p>8/16/18 – Property check conducted still at non-compliance status.</p> <p>8/21/18 – Hearing Committee meeting letter with Declaration of Restrictions</p>

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				and Architectural Guidelines sent via regular due to member refusing certified mail. 8/21/18 – New picture received. 8/26/18 – New complaint received with pictures. 9/14/18 – See Hearing Committee Recommendation.
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. 8/16/18 – Unable to verify non-permitted addition to house. Requesting board member to conduct property check. 9/18 – No update to provide.
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. 8/7/18 – Letter sent requesting property status. Tracking #70180680000051151797. 8/24/18 – Received response via email. Member acknowledges that a problem might exist, has given permission for LLCC to enter property and take pictures. 8/27/18 – Property check conducted. Pictures of trees in question were sent to member via email. Request for course of action requested. 9/13/18 – Member has been in contact with Arch email. Tree removal is scheduled for Tuesday 9/18/18. Contractor Becco's Tree Service. Once

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				project is completed, remove from agenda. 10/5/18 – Trees removed. Issue resolved. Remove from agenda.
02-115 & 116	Jay & Connie Himlie	181 E. Penzance	Out of Compliance Yard and Trash Build Up Due to No Garbage Service	8/20/18 – Complaint (2) received. 8/21/18 – First attempt letter sent response requested by 9/6/18. Tracking #70180680000051151803. 9/18 – Member has been in communication with office. Actively working to bring property up to LLCC standards.
Winter Trailer	Kelly & Kostelecky		Written Response	10/18/18 – Letter sent via certified mail responding to legal notification regarding winter trailers. See attachment to Arch Update.

DIV – LOT	MEMBER	ADDRESS	COMPLAINT	ACTION(S)
04-116	Jim Pettyjohn	110 E. Balbriggan	Menacing and aggressive dog	7/6/18 – Complaint received. First written, numerous verbal (in person and phone) 7/20/18 – Recommend letter. 7/31/18 – Letter sent. Tracking #70180680000051151759. 8/7/18 – Member response received. Actions are being taken to remedy situation. Recommend 90 day hold to expire on 11/17/18. Letter sent to member(s) that filed complaint to call office if dog gets loose again so that we may contact property owners son.

- New Compliance committee will be taking over general complaints and dog complaints week of 10/22 to 10/26
- Requesting Arch member and/or Board member assistance with permit application reviews.

