

2019 LLCC COMPLIANCE REGISTER

DIV-LOT	Property Owner	Address	Complaint	Type	Compliance Contact(s)	Fine Paid	Actions/Status	Comments
01-052	Dan & Jean Hodo	281 E Ballantrae	Overwinter Trailer	T	John		12/10/18 Trailer blocking neighbor view. Owner has permit, checking validity. 12/18/18 1st letter sent certified. Letter received. Waiting for response. Hedge also blocking neighbors view. Trailer must be moved and hedge trimmed. 1/8/19 Property check shows trailer and hedges still blocking view. 1/9/19 Owner responded to \$500 fine letter - is confused. John to rework letter and resend. 1/11/19 Certified \$500 fine letter sent. Owner given 2 weeks to get permits and pay fine. 1/30/19 Trailer violations and permit needs to be revoked 2nd letter received 01/30/19 @ 2:20PM. After numerous correspondence, chair called Dan Hodo (he gave his number) and discussed the over-wintering issue and permit issue. Chair gave him the option of calling or emailing the office with a request for a hearing on the issue of his permit. He stated he will email or call and make the request. Owner sent letter after discussion stating fines will be waived until hearing completed. 2/16/19 Rhonda from office submitted letter from property owner to the board. Letter requesting a hearing. 2/19/19 Letter sent stating fines now \$995. 2/21/19 Request for hearing letter received in office. 3/6/19 Hearing scheduled for 3/23. 3/23/19 Hearing held. Decision to cut fines to \$500. If trailer is not off property by 11/16/19 \$675. will be added to account plus an additional \$500. Waiting for Board approval.	
01-060	Craig & Deborah Kelly	191 E Ballantrae <b>Mailing Address:</b> PO Box 64315 University Place Tacoma 98466	Overwinter Trailer	T	Laura -Marylou - John		11/9/18 Letter from owner asking for exception. 11/20/18 BOD wants a more personal letter in response to exception request. BOD denied exception. 12/10/18 Sent letter have to move. 1/8/19 Property check reveals trailer still on property. 1/9/19 Certified \$500 fine letter sent. 1/30/19 Letter sent acknowledging owner attended board meeting and action would be delayed until after hearing. 2/16/19 Letter requesting hearing received in office. 3/6/19 Hearing scheduled for 3/23/19. 3/23/19 Hearing held. Decision to cut fines to \$500. If trailer is not off property by 11/16/19 \$675. will be added to account plus an additional \$500.	
01-068	Tamara Cowles	20 E Tیره Court	3/2019 Loose dog.	D			4/2/19 First letter. Owner must respond in two weeks or will get fine.	
01-088 01-045	Dorothy Powter	350 E Ballantrae Dr	1/20/19 Property check revealed trailer on property.	T	John		1/22/19 1st letter sent. 1/26/19 Chair met with owner. Owner looking at choices (hearing, selling, etc.) 3/24/19 Chair met with owner. She will be requesting a hearing. 3/25/19 Chair met with owner. Hearing scheduled for 3/30. 3/30/19 Hearing: Decision to cut fines to \$500. If trailer is not off property by 11/16/19 \$675. will be added to account plus an additional \$500.	
01-137	Randy & Lynn Henderson	261 E Aycliffe	Overwinter trailer	T	Laura-Marylou-John		11/19/18 1st letter 12/10/18 John to talk to owner. Living full time. Claiming hardship. Owner has been calling office. 12/11/18 John spoke to Randy he will be sending more documentation to Christy. 1/2/19 Owner applying for overwinter permit. 2/19/19 Letter sent stating fines now at \$955. 3/31/19 Will get letter stating fines \$1,175. No hearing has been requested.	No house on property

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02-044	Karen Lumsden (Taft) Mailing Address: 2480 E. Mason Lake Drive Grapeview WA 98546	141 E. Dunoon Place <b>RENTAL PROPERTY</b>	<b>3/22/18:</b> Renters dumping Tires, trash onto 2-42 and using this neighboring vacant lot for parking <b>8/3/18</b> Received via phone. Police activity on property. Member asked to follow-up with written complaint. <b>11/6/18</b> Very frequent loud cars speeding mostly during hours of 0030-0230. Have watched them coming for this house. Last night counted around 50 cars.	N	Kathy , Connie		3/22/18 Left VM with property owner. 4/20/18 Recommend first attempt letter. 5/16/18 Property check. 5/18/18 Attempts made to clean up property continue to monitor. 6/13/18 Property appears to be in compliance. 8/14/18 \$100 fine letter sent for nuisance activity at rental property. 11/14/18 from meeting minutes: Looking into having cameras on neighboring houses to monitor this residence. The Mason County Sheriff's office NARC squad is willing to meet with residents and committee members to discuss complaints stemming back as far as 2009. On one specific night approximately 50 vehicles visited this address. 10/28/18: Meeting with Sheriff scheduled 12/6 6PM in the Great Hall. Everyone can attend. Neighbors have been notified. Some neighbors have agreed to have LL owned cameras install to monitor activity. 12/6/18 Meeting with Sheriff approximately 25 people attended. 12/12/18 MC Sheriff and Dept of Corrections raided house. 4 arrests made. 1/3/19 DOC working on this house. Does not want any details made public. If you have updates contact Kathy. 1/8/19 Someone decided to tear up the golf course with some 4-wheelers and then retreat to this property area. LLCC cameras are now setup to watch this area. 3/6/19 John will check with Kathy to see if this complaint can be closed. Complainant says area much better.	Owner's Son renting One member has a lot that may be good for cameras?
03-299	Curtis Holmes	30 E. Glamis	<b>8/30/18</b> Smell coming from septic and trash in yard	P	Karen - John		5/14/18 Record request submitted to Mason County Department of Health.6/1/18 Mason County Dept of Health deemed home uninhabitable. Neighbors and/or LLCC community members should call the MC non-emergency # to report property occupancy and the Sheriff will escort people off the premises. 7/11/18 Dept of Health has reported the property to the Sheriff due to water usage on a no occupancy property. 7/20/18 Due to continued water usage and noncompliance status committee recommends \$100 fine letter and written update regarding status of septic system repairs. 8/10/18 Article in local paper had request for donations to assist owner with funds to replace septic. 8/17/18 Water dept verified meter locked. \$100 fine letter not sent. 10/16/18 Neighbor reports grandson living in house. Called MC and reported. Property Condemned. 1/7/19 Trying to validate someone is living in house. 1/8/19 Property check verified trailer parked in front of garage. Not sure if being lived in. Yard still not in compliance. 1/19/19 Owners elderly and do not have resources to fix house up. 3/31/19 <b>Property in foreclosure.</b>	
04-049	Troy Thompson	261 Balbriggan Rd	2/4/19 Property noncompliant. Numerous junk vehicles.	P	John		3/31/19 Vehicles have been an issue since 1998.	

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04-080	Kimberly Cook	51 E Dunvegan Road	<b>7/13/17</b> White Pitbull loose on member property. Video camera noted. Also chased member while off leash. <b>8/12/17</b> White pitbull in member yard, killed 12 year old cat? <b>9/18/17</b> Dog loose in member yard. <b>10/30/17</b> in yard again noted by security camera. <b>1/4/18</b> loose again. <b>1/11/18</b> video of dog popping in yard. <b>3/21/18</b> Member sent video of white pitbull on their property	D	John		OWNER HAS OPEN PROPERTY COMPLAINT 9/26/18 First letter \$100 fine. No response. 11/19/17 \$500 fine letter - signed by owner. 2/5/28 \$1000. fine letter dog compliance. 12/5/18 Motion to put on Consent Agenda BOD need ask what can we do now? 1/19/19 Discussed at Board meeting. Will begin property lien process. LLCC will begin searching for attorney to help in these cases. 2/19/19 PENDING LEGAL ADVICE. Owner says dog does not belong to anyone on property? Dog named Casper - owned by Sean Cook owners son who is renting.	<b>1/2/19 Motion made by K. Jensen and duly seconded to have the Board start the process of turning off the water and putting a lien on the property of Kimberly Cook for her refusal to comply with the HOA and/or her refusal to pay any of the fines assessed on her. Motion passed.</b>
04-116	Jack Pettyjohn	110 E Balbriggan	<b>7/6/18</b> Menacing dog. Runs after people & cars. Barks, growls, never on leach, sometimes mail not delivered. Tried to attack me. Attacked 2 of my dogs. <b>8/17/18</b> 2nd complaint: aggressive dog. <b>11/19/18</b> 8:20AM dog on road harassing walkers and autos. 11:25 AM same as above. <b>1/23/19</b> Complainants say dog is still getting loose and being aggressive.	D	Connie - Leslie - John	2/5/19 \$100. 3/5/19 \$50.	7/31/18 First letter. 8/10/18 Response from son (Jim) taking steps to resolve. 11/14/18: From meeting minutes: Issue was discussed with Di at Adopt-a-Pet (she is a neighbor) she says something bad is going to happen if we do not do something quickly. John has taken pictures. 12/5/18 Letter going to owner and owner's sister who has power of attorney. Letter being reviewed by BOD 12/17/18 Letter sent. Letter states dog has to go. 12/27/18 Son states he is applying for emotional support dog status. Also that he will be working from home. 1/2/19 Send \$100 fine letter and telling him if another complaint is received dog will need to go. 1/7/19 Certified \$100 fine letter sent. 1/8/19 Property check revealed kennel broke down and sides used to create a fence that blocks off the back yard from the front. 1/24/19 \$500 fine letter sent demanding removal of the dog. 1/29/19 Chair went to Sheriff's office and insisted they give owner a visit. They did so immediately. Chair met with neighbors on each side of this property. 2/5/19 Letter received from attorney. Chair forwarded to Board. \$100 fine paid. 11/23/18: Video of loose dog. 3/5/19 Son paid \$50. towards \$500 fine. 3/6/19 Leslie will get status check from complainant 3/19/19 Video of dog running loose.	Owner's daughter has POA. Jim Pettyjohn owner's son living on property and is owner of dog.

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04-138	Yanco Aparicio Mailing Address: 28208 Military Road South Federal Way 98003	530 Dartmoor Drive Lot not buildable - no house on property.	2/12/18 Burned out trailer. 3/10/18 2nd complaint received. 9/13/18 Letter from neighboring property. Dead trees on property are in danger of falling on home. Past attempts to contact owner have gone unanswered. Member seeking HOA assistance should her last attempt go unanswered.	P	On Hold		2/12/18 Reached owner by phone. Needed to speak with church board will call back. Never called back 3/12/18 Letter sent 2 week response time. 3/13/18 Letter signed for by Francisca Ramirez. 3/26/18 Via email from owner? 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 shows attempts to clean up property satisfactory. Recommend continued monitoring. 5/16/18 Property check reveal property in compliance. 5/18/18 Recommend removing closing complaint? 6/13/18?? was there another property check on this date? Property again in need to cleanup. Letter requesting cleanup and trailer removal submitted to BOD for approval. 6/20/18 Letter sent. 6/22/18 Letter signed by A. Aparicio. 7/20/18 No response received. Recommend property check and if property not in compliance move forward with \$100 fine. 7/26/18 Property check confirmed noncompliance. \$100 fine letter sent. 8/16/18 Property check conducted. Still noncompliant. Pictures available. Recommend \$500 fine letter. 8/23/18 \$500 fine letter sent. 8/27/18 Owner signed for letter. 1/2/19 Chair has checked property couple of times still needs cleaning. 1/7/19 Fines not paid - property bought by church and put in pastor's name. Property bought off Craig's list they did not know it was no buildable lot.	
04-146	Jerry Casey Mailing Address: 19123 56th Ave W. Lynnwood, WA 98036	620 E Dartmoor	Tree on House	P	John		3/14/19 Letter sent to property owner regarding tree falling on home. Asking for timeframe as to when property/house is going to be cleaned up. 3/18/19 John spoke to property owner. He will be down in a couple of weeks to cut up tree and decide what to do with house. 3/31/19 Chair will check with property owner for timeline of when work will be done.	
04-152	Terry & Kayla Marian	41 Errigal Rd.	Overwinter Trailer	T	John		11/19/18: Sent first letter. 12/6/18 Living in trailer full time. 1/2/19 Owners also have property in Hoodspert - Chair went to trailer. Knocked on door no answer. 1/14/19 MC investigation form submitted. 2/19/19 Letter sent reiterating overwinter trailer \$955. fine due. AND letter regarding no septic. Complaint filed with Environmental Health. 3/8/19 Email from owner requesting fine be lowered. Same day chair emailed owner stating they can request hearing and property needs to be in compliance. 3/27/19 Hearing scheduled for 3/30. 3/30/19 Hearing: Decision to cut fines to \$500. If trailer is not off property by 11/16/19 \$675. will be added to account plus an additional \$500.	

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04-167	Derek Gronquist (Dorothy Parker POA) Mailing address: P.O. Box 744 Littlefield, WA 86432)	361 Balbriggan	Overwinter Trailer	T	John		12/10/18 Filing complaint with Environmental Health and requesting fire inspection. Renter in dilapidated trailer. No septic, garbage, multiple tarps. 1/2/19 First Letter sent. 1/29/19 Owner has asked trailer occupants to leave. 2/4/19 Chair served occupants (Spates) with a Notice to Quit eviction notice on behalf of Barbara Parker (POA) Occupants have until 2/15 to vacate. 3/6/19 Occupants still there. 3/18/19 Letter from POA - 2nd eviction notice. If not off property by 3/31 sheriff will removed. Requesting \$500 fine be removed from account. 4/2/19 Occupants still there. John checking with owner.	
04-213	Roberto & Maria Martinez	491 E Olde Lyme Road <b>RENTAL PROPERTY</b>	6/13/18 Complaint filed with County: tarps, trash attracting rats.	P	John		Old complaints from 2017. Police report filed attempted theft. 3/26/18 Tried to call owner. No VM or answer. 6/18/18 First Letter. 12/20/18 Chair property check still not compliant. Will file report with Environmental Health and Fire Department after first of the year. 1/12/19 Office informed Chair Martinez plans on selling this property. 2/19/19 Letter sent stating yard noncompliant needs cleanup within 5 days or will be reported to Environmental Health and Fire Marshall. 3/6/19 Owner states renters have moved out. LLCC Office told him to call police regarding people in his trailer that he does not know. Owner says he is locked out of this trailer. 3/31/19 still not compliant. 4/1/19 John spoke to tenant. Told him if property is not kept clean owner will get \$1,000. fine that will be passed on to him. Tenant said will keep property compliant.	
04-218	Darlene Pennock Mailing Address: Maui Rose Rentals P.O. Box 13136 Olympia, WA 98508	317 E Olde Lyme Road	Trash and garbage. Renters running landscaping business? Lots of cars on property. 3/19/19 Complaint - garbage and cars on property.	P	John		3/18/19 Letter sent to owner. Explaining noncompliant yard and explaining that if landscaping business is being run by renter needs to be approved by BOD.	
05-012	Mallory Torimino	281 E Clonakilty Drive	11/17/18 More than 1 trailer on property. Refrig in driveway for over a month. Trailer being lived in? Lights are on and people sitting in trailer in driveway. Trailer power source extension cords from house. Is this a fire hazard? 12/18/18 complainant via email: There is a path for dirt bikes on property. Bikes dart out onto road.	P	John		12/22/18 Letter sent to owner. Requesting immediate removal of trailers. Violation of more than 1 RV on property. Bikes on self-made road reports to MC Sheriff's office for review. Reports to be filed with Environmental Health and Fire Department . 14 days to comply. 12/24/18 Reports filed with EH and Fire. 1/8/19 Property check shows trailer still on property. 1/9/19 \$500 fine letter sent. 1/8/19 Property check revealed someone entering the 5th wheel trailer from the house. Pictures taken of other trailer with dirt bikes around it. 3/6/19 Not picking up certified mail. Still getting via regular mail. 3/31/19 Public works has complaint regarding dirt road. Need status on EH and fire reports. Fines now at \$1,175. 4/1/19 Complaint regarding waste water from RV being pumped into Mason road side culvert. Environmental complaint will be filed.	

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05-026	John Potter <b>Mailing Address:</b> 11842 14th Ave South Burien, WA 98168	181 E. Sleaford <b>RENTAL PROPERTY</b>	<b>6/12/18</b> Multiple renters failing septic <b>8/15/18</b> Yard in noncompliance.	P			6/13/2018 Inquired at MC Health Dept. an anonymous complaint regarding septic system was filed on 6/6/18. Health dept to conduct investigation. Recommend first attempt letter. 6/20/18 1st Letter sent. 6/23/18 Response from owner: 1 person evicted. Eviction paperwork in file. Owner inspected septic could find nothing wrong. Recommend continued monitoring. 8/16/18 MC Health Dept. placed this issue in low priority. Unable to verify septic issues until property check is conducted. 1/7/19 Susan and Marylou did property check found front yard in compliance. Old car seen in backyard. Rest of backyard not visible from street. No septic smell at this time. 2/19/19 John getting status of septic system check from MC assessor.	Need to check if septic was inspected???
05-76&77	Carrigan Peterson <b>Mailing Address:</b> 405 E 35th St Tacoma 98404	221-231 E Kilmarnock Rd.	3/19/19 Property Check revealed property used as dumping site.	P			3/25/19 Letter giving owner 14 days to clean up property. Chair given OK to access creek from neighboring property(Petrina Walker)	
05-085	James & Jennie Throckmorton <b>Mailing Address:</b> 261 SE Craig Road Shelton	60 E Kilmanock Rd <b>RENTAL PROPERTY</b>	12/20/18 Dead and/or dying trees in need of removal 3/2019 Complaint owner not doing anything.	P	John		12/24/18 John left note in complainant mailbox. There is no contact information on complaint. 1/8/19 Met with complainant to discuss and see trees that are a problem. Letter will be sent. 1/12/19 Letter sent. 1/29/19 Letter received. 3/27/19 2nd letter sent.	
05-0112	Randy Ayala	220 E. Peebles Court	5/1918 Property has become a dumping ground. Trash, grease leaching into creek - attracting rats.	P	Karen - John		5/7/18 Member called to report 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 Health dept report received. Available on request. Seeking board recommendation for course of action. 6/7/18 Mailbox now available for property. New complaint filed with department of health (filed by LLCC??) 7/20/18 Trailer and tarps still in place. 8/16/18 Property still noncompliant. 11/14/18 From meeting minutes: John to visit Mason County Environmental Health to get update. John visited property. 12/10/18 Update after John visit: someone living in dilapidated trailer. No septic. Tarps, tents. Still waiting for EH update and fire inspection. 12/25/18 Chair checked property not in compliance. 1/8/19 Property check shows trailer still on property and still a mess. Letter received from complainant - same letter sent to Mason Co Health Department complaining about rats. 1/9/19 \$500 fine letter sent. 3/6/19 Karen filed report with APS (Adult Protective Services) - they said he does not qualify. She will get a set of guide lines so we can see what it would take to comply.	
05-112	Randy Ayala	220 E. Peebles Court	Overwinter Trailer	T	Laura -Marylou		<b>11/19/18</b> 1st letter <b>12/18/18</b> Letter was not accepted by owner.	