

LLCC NEWS

Lake Limerick Country Club Newsletter



Summer 2020

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President's Message

Lake Limerick has been weathering the COVID-19 pandemic for over three months. We've managed to maintain our buildings and grounds and administrative services and retain most of our staff. We initiated a well-received food and beverage take-out service while our restaurant and café were closed to give our members some variety and relief from home-cooking. Once we were allowed to, we successfully started re-opening the golf course. Re-opening the restaurant and café has been a bit bumpier as our staff and customers had to adapt to necessary and required COVID-19 re-opening rules. On July 2 we will be excited to launch Phase 3 food and beverage service with expanded seating and service options. Many thanks to Roger, our Community Association Manager, his staff managers Jason, Josh, Duane, Elen, Ron, our new Water Manager Doug Carothers, and the rest of our staff who stuck it out so we could continue to serve our community's needs.

I'd also like to thank our volunteer member committees which have been adapting to the new normal of doing business remotely by Zoom. During the shutdown I had the annual pleasure of appointing Committee chairs—Vern Duggan (Greens), Kelly Evans (Lakes and Parks), Kayla Paradise (Youth), Sharon Hamilton (Architecture), Leslie Roswell (Compliance—on sabbatical with Dean Dyson serving as Interim Chair), and Kyle Skinner (Inn). Our volunteer committees are vital to helping the association effectively serve the community, but they can always use more help, so please consider joining the Committee that most interests you.

During the shutdown we also held elections for the Board of Directors and Water Committee (thank you Gayle Wilcox and the election Committee), and welcomed new Board members Sheila Nokes, John Ingemi and Stacie Stoney, who was appointed to serve Tim Mckern's remaining term when he resigned having taken a new job North of here. Don Bird and Pat Paradise were re-elected to Water.

The next Board meeting (July 18) will be held via Zoom—meeting information will be posted again with the agenda for anyone wishing to attend via computer or cell phone. We are entering a critical part of this pandemic. So far, our community has avoided major impacts from the virus. While normal life has been disrupted and community events have been cancelled, being a little house-happy and bored is small price to pay for avoiding illness. However, as we start to re-open, we need to learn from other states that appear to have done too much, too soon, too fast, and too carelessly. Lake Limerick will continue to follow social distancing, masking and sanitation requirements, and we ask for our members cooperation, courtesy and patience. Please enjoy our community's parks, golf course and Inn restaurant, lounge and cafe, but continue to do it safely. We are all in this together.

Brian Smith, President
LLCC Board of Directors

Back by popular demand!



Please join us for our Annual 4th of July Boat Parade!

Decorate your boat and join us!

Meet in Kings Cove on Saturday July 4th at 6:45pm.

The Parade will begin at 7:00pm with our Lake Limerick Patrol Boat leading us around the Lake.

**Please remember to follow Covid 19 safety protocols on your boat.
Fireworks are not allowed on anyone's boat.**

(The Lake-Dam Committee reports that Water-cannons are an acceptable accessory.)



Treasurer's Report

I hope that everyone has been safe, and healthy the last 3 months. Facetime and Zoom have been great, but just not quite the same as spending time in person. I have missed the ease of face to face social interactions with my family and friends, my book groups, and even exercising, even though I must admit that I have enjoyed sleeping in and not waking to an alarm clock! I have never been an early morning person, even though I appreciate its benefits! LOL!

Now to Treasurer stuff,...We have maintained a good cash position during this time, as we put a hold on capital spending when the Governor's 'Stay home, Stay Healthy' order went into place, as well as the fact that people continued to pay their dues and support the restaurant and café with take-out service. We also applied for and received the Payroll Protection Plan (PPP) loan for small businesses as soon as it was announced and available. This loan was to keep our employees at their normal pay, even though they didn't have their normal hours for 8 weeks. We need to thank Roger Milliman, our CAM, and Ron Harper, LLCC Accounting Manager, for their concise knowledge and swift action on applying for this planned forgivable government loan. The tax implications of this PPP loan are currently being debated by Congress and the IRS, so once that is decided we will make the appropriate accounting entries.



The Reserve Study Steering Committee (RSSC) has been busy with meetings via Zoom during this time. We sent out a request for information to 7 firms, and then subsequently asked 5 to give us proposals. We have received proposals from all 5, have reviewed and compared them, and are in the process of recommending a company to the Board of Directors. The committee members are Howard Cornehl, Dean Dyson, Ron Harper (Accounting Manager), Sharon Hamilton (architect Committee), Sheila Nokes (Greens Committee), Teddy Lovegren (Lake/Dam Committee), Roger Milliman (CAM), Esther Springer-Johannesen (Water Committee), Karen Summers, Paul Wagner and me. Tim McKern recently resigned as a member due to moving out of Lake Limerick. I have really appreciated the help of Teddy Lovegren for his contract proposal experience which was very helpful during this time.

Work on our next fiscal year's budget is beginning. Ron Harper, our Accounting Manager, will be the budget point person this year. Roger, Ron and I have updated budget assumptions for the next year, which is the starting point for the upcoming process. We are not planning any Dues increase.

I have put off work on the Investment policy for the time being to concentrate on the RSSC but plan to get back to it in the next year. We are very conservative in our investment strategies.

I want to let you know that it is an honor to be voted onto the board and serve as Treasurer, and I appreciate your support.

Lastly, I hope you are taking care of yourselves, and that we will all be out and about with ease very soon. Have a great summer!

Connie Wong, Treasurer
LLCC Board of Directors

Roger Milliman, Community Association Manager

“Kindness is the language which the deaf can hear and the blind can see”

– Mark Twain

A famous phrase true from the past and so true today as we all make choices to live by. We can take pride in our community with the understanding we all have something to give making Lake Limerick our desired place to live.

Our High School Seniors graduated in June and we all say CONGRATULATIONS! as they now take their next steps forward.

Thank goodness Summer has arrived allowing Members more time outdoors.

Our Golf course is experiencing good play and water activities are increasing including park usage. Our Pro Shop Team along with Manager Elen Gaschet has put together a series of golf lessons for Women, Men and Youth training clinics throughout the summer. Contact the Pro Shop 360.426.6290 to learn more and sign up.

Lake Limerick was fortunate to secure a Payroll Protection Program forgivable loan from the Small Business Administration. It provided 8 weeks of employee wages keeping essential workers employed. We have continued following WA State Safe Start Phases allowing the Restaurant and Café to provide To-Go meals being well managed by Chef Josh Neely and Team. Phase 2 allowed indoor and patio dining service and now we are transitioning to Phase 3.

Water system services have been maintained with a combination of Northwest Water Services and our Water Manager Doug Carothers. Our Golf Superintendent Jason Howerton and crew have maintained our golf course ensuring it did not grow out of control. Duane Carlson, Facilities Manager, has completed numerous maintenance tasks including lake, parks, and several building projects. The Office continues to answer phone calls, transact service requests to name a few operational tasks and process financials led by our Accounting Manager Ron Harper. Our Managers and Staff Teams have continued providing efficient and excellent customer service throughout pandemic challenges.

Lake Limerick is fortunate to have excellent employees who take pride in their work. We must continue treating them with respect when talking with directly and on the phone.

We all need to support our HOA businesses – Golf, Restaurant, Lounge and Café. Every dollar spent here stays in our community – think about that, every dollar. Your enjoyment of our services not only offsets expenses, it provides local jobs for our employees. That’s a WIN-WIN!

The spring and summer of 2020 is not what anyone planned with a virus landing on our door. The HOA has worked through WA Phases 1 & 2 and now launching our Safe Start Phase 3 plan designed to help keep Members, your guests, and our employees as safe as possible. With the combined inputs of employees and Committees including Board support, we have developed compliant health safety plans. We all have important health practice decisions to make for the sake of our entire community. No one likes the pandemic, and no one likes following rules not of their choosing. We all have community health choices to make – together.

We are now starting WA State’s Safe Start Phase 3 operations that we are required to follow to maintain our business licenses. Our compliance plan is required if one of our business operations is inspected by either Labor & Industries (L&I) or Mason County Health. Without a plan, our business licenses are at stake.

Our Phase 3 rules are posted and request you read and follow for everyone’s health. We need to continue supporting each other – it’s the kind thing to do.



Lake-Dam Committee - Debra R. Moore, Committee Member

We're going to need to do MORE if we want our lakes to be Healthy and Beautiful in the years to come -

Lake Limerick and Lake Leprechaun are not lakes; they're reservoirs. They can't naturally flush out all of the nutrients that are being loaded into them via geese feces, airborne pollutants, lawn fertilizers, laundry and dish detergents, nutrients traveling in from the surrounding lakes, marshes and creeks, dying weeds rotting and creating nutrients as they decay, failing septic systems, and increased sunlight.

Our efforts at education, weed treatments, geese relocations and dredging have helped – but not enough. What we've been doing is simply not enough to prevent the excessive nutrient loading and muck build-up that is accumulating. We're going to need to do MORE, both at the individual member level and at the community level.

To determine what "MORE" will look like, we've established a Lakes Health Project within the Lake Dam Committee. Its purpose is to research, identify and develop actionable projects to improve the health of the Lakes. There will be required changes, both in lakefront property management for lakefront owners as well as cost burdens that will be shared by all members for the larger association projects.

The Lake Dam Committee encourages every member to come to our meetings. It is truly the best way to know what issues the committee faces regarding the health and welfare of the lakes. While participating you'd have a direct voice and you'd know what the issues and related choices we're faced with are. You wouldn't depend on newsletters, e-blasts, e-news or the gossip mill to know what was going on and why – you'd hear it first-hand.



Yellow Iris is a problem. If you're a Lakefront owner, you need to examine the plants along your shoreline and pull out the Yellow Iris if you find it there. Yellow Iris is an invasive noxious weed and if left untreated, creates land, where there was once open water. The Bird Sanctuary is a prime example. A couple of years ago, we'd managed to get rid of almost all of them. This year there is a huge growth of them and they've choked off some of the open waterway. Jack Betterly, Joel Gray and Ted Lovgren went out to the bird sanctuary to remove as many of the flowering heads as they could find last month. If it weren't for that effort, the patch would be triple the size next year. And, as our weed treatment budget is only so big, if we divert funds to treat the Yellow Iris, it leaves less funds to treat the other weeds.

Docks

Numbering your docks is mandatory. Steve Glenn, a member of the Lake Dam Committee is making dock placards with reflective lettering. They are 4" x 10" aluminum plates that your division and lot number can be placed on, then attached to your dock with screws. The cost to you is \$10 and the plates will be available to order in the office – and takes about 2 weeks to process. You can also make your own dock plate using the following guidelines: The lot/division numbers are to be 3 to 4 inches high, of a CONTRASTING COLOR to the dock/float and permanently attached to the dock. The numbers are to be displayed facing the lake (parallel to the shore). The numbers are to be maintained so they are legible at all times.

It is on our agenda to inspect docks and floats in June, 2020. If your dock is still floating on white or blue encased Styrofoam or is in need of repairs, you are required to repair or replace the dock/floats to be in compliance with the LLCC Dock Rules and Guidelines. Or, you can remove your dock from the lake. Out-of-compliance docks/floats need to be repaired/replaced as soon as possible. These duties are requirements, not requests, and if your dock is in violation, you will receive official notification requiring a response. If you are selling your property and you know that your dock is out of compliance, especially as it relates to unencapsulated Styrofoam floats, you need to disclose that to your buyer. Whether you plan to repair your dock, or you are replacing it, you need to fill out completely the 2-page Architecture Permit Application, which can be found on the LLCC website, submit it to the office, and complete your repairs in a timely fashion. Our LLCC Community Association Manager (CAM) and the Lake Dam Committee will work with you, offer guidance to assure compliance, and inspect your project for approval.

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Lake Limerick Exercise Group on M, W & F Mornings (8:30-9:30) in the Great Hall

Soon after July 4th we plan to restart our exercise program following Mason County phase three guidelines. Changes will include a smaller group initially and temperature taking. Those participants already registered will soon receive an email with further details. We look forward to adding more participants, exercising together and staying healthy.

Susan Smart, Connie Wong & Kathy Jensen

Required Boat Markings Help Keep Our Lakes Secure

Over the last two boating seasons, there has been an increase in boats using our lakes that are not correctly marked. This means an increasing number of LLCC boat owners are not marking their boats or the local public is using our lakes. This creates a problem/challenge for the Lake Patrol to manage our lakes for the benefit of members.

During one busy Saturday last summer, it was noted only 20% of the boats on Lake Limerick were marked in accordance with our LLCC lake rules and safety guidelines.

All members' vessels, which require Washington State Registration, must be registered with the State, and **also** be registered with LLCC.

The LLCC watercraft tag shall be clearly visible, either on the port or starboard side. If it cannot be seen there, then displayed on the windshield.

All member registered vessels shall be identified with division and lot numbers. The numbers are to be 3 inches high and of a contrasting color to the hull. The numbers are to be displayed on the hull (towards the stern), on the port and starboard sides. If they cannot be seen there, then they are to be displayed on the port and starboard sides of the windshield.

All vessels with Washington State Registration and NO division/lot numbers or LLCC watercraft tag will be asked to leave the lake, unless actively fishing from that boat.

This season, please ensure your boat(s) are registered with the Office and are correctly marked.

The below picture is an example of how your boat / barge should be marked:



For reference, the Vessel Registration Form and Lake Limerick Boating Rules and Regulations can be found on our website at:

<http://lakelimerick.com/wp-content/uploads/StaticDocuments/VesselRegistrationForm.pdf>

<http://lakelimerick.com/wp-content/uploads/2017/12/LakeRulesSafetyGuidlines.pdf>

Important!

Lake Patrol is looking for folks to man the patrol boat periodically through the summer for the purpose of educating newbies and folks who accidentally forgot to read the Lake Restrictions and Regulations, or apply them if they did read them, so that we're all playing by the same set of rules. Doing so makes lake activities safer for everyone. Both Jack Betterly and Lou Jackson welcome people who want to participate by conducting "ride-a-longs" to show them how easy it can be. We're not into "police style confrontation." We more interested in reminding our members/lake users that by working together we can all enjoy our beautiful lakes safely.

Guest Passes are required for a member's guests to use the any of our parks.

When you go to a park, please take your membership card with you. If you can't find yours, obtain a new one from the office.

The Lake Restrictions and Regulations will be included with your next water bill. Having been duly notified by direct mail, you are accountable for following those rules as well as any of your renters or guests. Consequences for failure to follow those rules will fall to you, the member.

The Lake Dam Committee wishes everyone a healthy and safe summer.

Water Committee - Don Bird, Committee Chair

Water System Manager: As of May 4th, Doug Carothers is our new Water System Manager with experience in both water distribution and water treatment. Most recently Doug worked for a water treatment facility in Oregon and has experience in Oklahoma, Colorado and Idaho. In Washington he has his Water Distribution Manager Level 2 certification and he has Oregon State Water Treatment Class IV certification. We are pleased to welcome Doug to the Lake Limerick Water System.

Contact information: For Water System issues please contact the following:

Water Billing Questions:

LLCC Office: 360-426-3581

Water Distribution System Problems:

Non-emergency during office hours:

LLCC Office: 360-426-3581 and they will create a work order for Doug to follow up.

LLWS Water Office: 360-426-4563

Emergency including after hours:

Doug Carothers: 360-507-6258 (cell)

Northwest Water Systems: 1-888-881-0958

Customer Plumbing Issues:

_____ (Fill in your favorite plumber's number)

Water System Trespassing: The first weekend in June, we received a report from several members of 3 to 4 kids climbing on top of a Water System 30 foot tall water tank. Upon being notified, we immediately checked the water tank access and determined that the access ladder and top hatch were secured. That meant the kids had to climb outside the ladder framework. This was not only dangerous but also a Federal offense as new signs indicate at all Water System facilities. Fortunately, there was no compromise to the water quality. The Office is in the process of identifying and notifying the parents.

Water Quality and Adequacy: Water quality and adequacy continue to be excellent. In the June water bill, you received a copy of our most recent Lake Limerick 2019 Water Quality Report summarizing the water quality tests made in 2019. If you review the Water Quality Data on page 2, you will note that all the primary contaminants measured are well within the specified limits. The only secondary contaminant, affecting mostly taste and color, was iron.

Water losses reduced: As a result of finding and fixing several leaks around the Water System, we have reduced the total water loss from over 700,000 gallons in January to less than 250,000 gallons in May. Thank you to those people that reported seeing leaks around the area.

New meter reading system reporting customer leaks: We successfully used the new meter reading system for the third time at the beginning of June. Each time the operation is smoother as we get used to it and we learn more about our water system through the data collected. One of the benefits of the new system is that it reports possible leaks on the customer side of the meter by flagging continuous water usage 24 hours a day. It has flagged from 107 to 126 properties each month with about 75 properties showing continuous leaks for more than a month. For those customers showing continuous leaks, our intent is to include a notice in the July bill with suggestions for how to monitor it and possible things to check such as leaky faucets, toilets or irrigation systems.

Water Conservation Reminder: We are beginning the high water usage summer season. Please conserve water including watering gardens and lawns only when they need it. Also, continue to watch for leaks in the distribution system along roads and culverts and notify Doug or the Office. Thanks for helping us care for our Water System.

Don Bird Committee Chair



MAGPIES – Robyn LaRoche, President

In most years, this summer article would be encouraging LLCC residents to participate in our upcoming activities – for example, our Lake Limerick DAZE Snack Shack, the Fall Social, our Annual Arts & Crafts Bazaar, bake sales, etc. However, this is not like most years. Which is unfortunate.



The Lake Limerick Magpies Ladies group was organized in the early 1970s to raise money for improvements to the Lake Limerick Inn. Every year, we have scheduled fundraisers, such as our fashion show, bake sales, food sales at the Snack Shack at Lake Limerick Daze (July 4th weekend), and an Arts & Crafts Bazaar the last Saturday in October. We also decorate the Inn for the Christmas holidays, and coordinate food for memorial luncheons held at the Inn.

The money raised by the Magpies has been used over the years to help purchase major equipment for the kitchen (walk-in freezer, stove, etc.), to spruce up the restaurant, lounge and Pro Shop inside (round tables, carpeting, chairs, window coverings, light fixtures, new sound system, silverware) and outside (chairs, planter boxes), to renovate the Snack Shack, and to buy flowers and maintain flower boxes outside the Inn.

But again, this is not like most years. At this time, we do not have any activities planned. Magpies Officers are keeping in touch and monitoring the situation. We hope, in the not too distant future, that we can begin getting together again. We miss these get-togethers! We hope you are all staying home & staying healthy. We will get through this together!

ACHITECTURE COMMITTEE – Sharon Hamilton, Committee Chair

Summer is finally here – and I, for one, could hardly wait! It's time to get outside, enjoy the great weather, and relax around Lake Limerick! There's so much to be thankful for around here. But if you're not into all that relaxing kinda stuff it's also the perfect time to get busy working on those home projects, big and small.

For the Architectural Committee, this glorious time of the year brings the opportunity to work with our neighbors as we tackle those home improvements. Projects like fences, new outbuildings, docks, decks, home additions and new homes all require permits from Lake Limerick. The Committee is charged with making sure these property improvements comply with Lake Limerick's rules. The best way to get an approval quickly is to know the rules before embarking on a project. This knowledge will help you conceptualize and think through what is possible. A complete set of rules can be found on the LLCC website (<http://lakelimerick.com/>). Also, be sure to submit your initial permit application with all the information requested, taking a little extra time for a complete submission really speeds the entire process. This is all critical because the Board of Directors (BOD) must follow the Declarations of Restrictions (aka CC&Rs) as written. Additionally, and quite important for overall understanding, there is an Architectural Guidelines document (<http://lakelimerick.com/wp-content/uploads/2018/08/Architectural-Guidelines.pdf>) which summarizes these requirements. It breaks out the specifics for each housing Division, along with various policies that the BODs have adopted (for example guidance on maximum square footage for storage sheds, fence heights, setbacks from property lines, etc.). Again, all this fun stuff lives on the Lake Limerick website. But don't fret, we're also here to help if you have questions after studying the rules. Our goal is speedy approval for projects that meet community standards.

Because of some of the COVID restrictions, our monthly meetings have not been open to the community. However, if you do have questions, concerns or need feedback, please do not hesitate to reach out to us via email lccarch@hctc.com and we will respond as quickly as possible.

Lastly – show me the money - we are seeking a Secretary for the Architecture and Compliance Committees! This is a great opportunity to get involved and help out in the community. We estimate at most 10-15 hours per month preparing correspondence, meeting agendas and minutes; attending the monthly meetings for both Committees and maintaining files. Note that this is a paid position - \$\$\$\$\$. Training included. If interested, please contact the LLCC office.

Have a great summer! Stay safe and healthy!

