

LLCC NEWS

Lake Limerick Country Club Newsletter



Fall 2020

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CALL TO SEMI-ANNUAL MEETING

Lake Limerick Country Club HOA will be holding its Semi-Annual Meeting focused on the 2020-2021 operating budget.

Saturday - October 17, 2020 @ 1:00pm

Via Zoom Meeting to join go to <https://zoom.us/join>

Meeting ID: 817 6335 5666

Passcode: 181279

President's Message

October marks the 8th month we have all been coping with the COVID 19 pandemic. It is also the time of year when the Lake Limerick Country Club Homeowners Association (LLCC HOA) asks its members to approve or disapprove the 2020-2021 budget adopted by the Board of Directors (BOD) in September, as provided in the HOA Bylaws and state law. The budget does not include a HOA dues increase as we know the pandemic continues to have economic impacts that can affect many of our members.

The HOA Bylaws state that the Association was created to promote the community welfare of its members and families and to make LLCC a better place in which to live and enjoy life. To help members enjoy life, the Association owns a number of common areas for the use primarily by members in good standing. As listed in the Bylaws, those common areas include beaches, the lakes, parks, boat launches, the pro shop, the golf course, the Inn, green belts, water systems and facilities, and any other property owned by the Association. The BOD is responsible for regulating the use of common areas and paying for their upkeep and operation. The BOD also has a fiduciary responsibility to use HOA resources effectively for appropriate purposes, such as asset maintenance and operation.

The 2020-2021 budget has been based on careful analysis of past income and expenditures, factoring in some uncertainty for the continuing pandemic. It also includes a list of capital and special projects. Many of the items on that list respond to the fact that the LLCC assets are up to 50 years old, and need repair, major maintenance or replacement. The budget does not reflect future needs identified in a Reserve Study, because Lake Limerick has never performed a Reserve Study. However, we have a Reserve Study under way with a specialized consulting firm so future budgets will reflect long term asset management needs.

Not all members use the common areas and facilities provided by the LLCC HOA. However, as affirmed in the courts, all members of the Association benefit from the presence of those amenities such as the lakes, Inn and golf course, at least in their property values. And, we have seen reasonably good, and in some cases increased use of the lakes, Inn and golf course during the pandemic. Any member of the HOA can use these amenities, and we encourage you to do so. With the proposed 2020-2021 budget, the LLCC BOD will keep those facilities and services available for all members to use as they choose.

I want to thank our staff who stuck with us through the early days of the pandemic, and continue to serve the LLCC membership: Our Community Association Manager Roger Milliman, our accounting manager Ron Harper, and Terri Hinchcliff, Rhonda Hunt and Christy Smith in the office; Chef Josh Neely, Dale Darling and the rest of the food and beverage staff in the restaurant and café; Elen Gaschet DeLisle and Mark Hendricks in the Pro Shop; Jason Hower-ton and his greens maintenance crew; Maintenance Manager Duane Carlson and crew; and Water Manager Doug Carothers. Thanks also to our BOD and Water Committee members who have learned to love or hate ZOOM meetings. LLCC relies on its volunteer committees for advice and assistance in keeping the HOA responsive to community needs and wants, so thank you to the committee chairs Kelly Evans, Vern Duggan, Kyle Skinner, Sharon Hamilton, Leslie Roswell/Dean Dyson, Gayle Wilcox, Kayla Paradise and George Blevins, and all of your committee members including the continuing focus of the Magpies

Lastly, I want to applaud our members who have complied with the COVID 19 rules we had to put in place as our facilities and services opened up. Please keep practicing sound public health measures like masking, social distancing and handwashing, and have a safe Fall 2020.

Brian Smith, President
LLCC Board of Directors

Roger Milliman, Community Association Manager

It has been demanding on each of our lives since the COVID-19 pandemic landed on our doorsteps. With challenging overall reduced revenues, we have reduced expenses resulting in maintaining a balanced budget staying on plan. Securing SBA Payroll Protection Plan funding in the Spring enabled Lake Limerick to keep our trained staff employed. Since closing golf for 5 weeks in the Spring and reopening in early May, Member and Public play have increased including a promoted and well managed lesson program. Food and beverage services initially provided takeout-to-go orders and then adapted restarting indoor and patio table service. Grounds, building, and lakes maintenance continued including maintaining operations of our private water system. Your employees continue to work hard for Members.

This year's budget development reminds me of the Grateful Dead song "What a long strange trip it's been". The Board approved the planned HOA and Water expense and capital budgets on September 19. For the HOA, Total Income is forecasted @\$1,900,000, a reduction of 4.5% resulting Cost of Goods Sold reduction of 29%. Due to inflation and vendor costs, Total Expenses will increase 3%. This all results in a breakeven budget including depositing \$81,540 into the HOA Reserve account.

Budget ballots are in the mail including Assumptions for Member voting by October 17. Requesting each member to review the proposed budget and vote. Lake Limerick is your community and your vote counts!



Community Members enjoying the Pickle Ball Courts.

It is the goal of the HOA to keep members updated with the latest community news and emergency incidents. Office staff have the ability to remotely update the Lake Limerick web site after hours and on weekends when the office is not staffed. We encourage each member to take a moment and visit lakelimerick.com on the right hand side of the home screen is an option to "Subscribe to Updates Here". In addition to HOA news, members will receive email notifications when an incident, emergency or situation such as a water concern need to be communicated.

For your attention:

- Greenbelts are property of the Home Owners Association. There are reports of Members installing fences, sheds, play equipment and disposing green debris/waste in greenbelts. The HOA requests your removal of all materials. Not only is this encroachment on HOA owned property, dumping of yard waste creates a fire hazard. Please transport yard waste and dispose of properly,
- The staff realizes we are all experiencing stressful times. With this in mind, I request Members when interacting with staff and calling the Office make an attempt to be civil. Abusive language is not acceptable and name calling does not help in understanding how to solve your issue.

The staff respects the Members and will continue to professionally serve your needs. For questions, comments or concerns, please email mail@lakelimerick.com and we will be happy to assist you.

Thank you for your on-going support of Lake Limerick and have a wonderful and healthy Fall season.

CONTACT INFORMATION

- HOA Office, General Inquiries & Billing - mail@lakelimerick.com
- Architecture Committee - llccarch@hctc.com
- Compliance Committee – compliance@hcc.net
- Inn Reservations - foh@lakelimerick.com

Inquires are best handled via email. HOA Staff are available to answer questions

Monday-Friday, 9am to 5pm at 360.426.3581

GREENS COMMITTEE –

Vern Duggan, Committee Chair

Hello from the Golf Committee. We hope you have had a great summer. Despite the Covid19 virus and the shutdown of golf for weeks, we still had increased revenues, introduced golf to Ladies, men and kids. We offered lessons and tournaments for all three groups. This is due to our great staff Mark and Elen.

Jason, our Greens Superintendent and his crew have been able to keep our Golf course in great shape. You may not know but they also take care of the Inns grounds combined with our facilities crew.

Thank to all the walkers that use the cart path that walk from the green to the tee box and stop when they see the golfers are going to hit. This is for your safety. We do not want anyone hurt. This is still a work in progress. We want to keep everyone safe. You are walking on a golf course and you need to take personal responsibility for your safety. Golfers and walkers need to stay alert and try to avoid the dangerous situation of a golf ball hitting someone. Golfers do not have full control of the golf ball when it is hit. Golfers don't want to hurt anyone.

Fall is here and Winter is coming. Check out annual Winter rates. We will be having tournaments in the winter. Check out the golf web site and pro shop for details.

A reminder that if you walk an animal on the cart path, you are responsible to pick up after them and deposit their waste in your garbage can, not the ones on the golf course.

To the snowbirds, have a safe trip and be well this winter. See you in the Spring.

There will be new and exciting things next season. Stay well.



MAGPIES – Robyn LaRoche, President

Unfortunately, so far, all of our planned 2020 events had to be cancelled. We were unable to hold our Spring Social (Fashion Show/Luncheon). Lake Limerick Daze was cancelled, so no snack shack. Planning has been put on hold for a Fall Social, and we had to let our vendors know that we won't be sponsoring a Bazaar this year.

The next event would be decorating the Inn for the holidays. At this point, it's not looking good for that event to happen.

Unfortunately, all these cancellations have put a dent in our "fundraising efforts" to help purchase items for our community. Hopefully things will change in 2021. We are looking forward to planning for future events. We'll keep you posted.

**We hope everyone has been staying safe, and healthy!
One day, maybe we'll be able to get together again.**

OCTOBER ON THE GOLF COURSE

Fri. Oct. 9th

- Two Person Best Ball Tournament
- Three Divisions
- \$4 Entry Fee



Fri. Oct. 16th - Sun. Oct. 18th

- Two Person Best Ball Tournament
- Three Divisions
- \$4 Entry Fee
- Weekend Tournament

Friday, Oct. 23rd

GLOW BALL TOURNAMENT

6:30PM Start Time

Call the Pro Shop @ 360.426.6290 for more information or to schedule a tee time.



Water Committee - Don Bird, Committee Chair

Labor day power outage and low water pressure

On Labor Day, September 7th, the entire Lake Limerick area suffered a 4-hour power outage due to the unusual September wind storm. Although we have emergency generators at two well sites, the generator at one site failed to start and the pumps at the other site failed to start resulting in very low water pressure. Because it was on a holiday, no water personnel were on site to fix the problem and, because of the power outage, Doug wasn't alerted by the automated control system but was contacted by a customer. Because Doug was about a half hour away, I was able to visit the sites and start the pumps and generator with Doug's guidance.

As a result of this issue we are:

- Updating the SCADA system to send alerts by cell phone and increase the uninterruptible power capacity.

- Contacting the emergency generator maintenance contractor to determine why Well 3 generator didn't start.

- Continuing to work with PUD 3 and others to determine why the pumps at Well 6 failed to start.

- Engaging an engineering firm to evaluate and recommend improvements to our emergency response capability such as adding generator capacity at one or more additional well sites.

Water hydrant testing and results

To fight a fire in late August out Shetland Road past Lake Limerick, the fire department had to fill up a tanker truck at one of our fire hydrants. While filling the tanker truck, our Water System pressure dropped. Doug was notified by alerts from the SCADA system. After that, Doug performed some planned tests with the fire department to further test the fire hydrants. We are working with the fire department and taking additional steps to resolve future pressure issues.

Distribution system valves replaced successfully

A previous survey of the mainline valves identified several distribution system valves that were leaking. The week of September 21, the Water Department (Doug) and a contractor successfully replaced seven leaking 50-year-old valves. Inspecting the valves and pipes, Doug noticed that there were some mineral deposits but not enough to cause significant reduction in flow. However, during the replacement and flushing of the water pipes some of the deposits were likely loosened and may show up in the water. As a previously planned project, we decided to replace the valves while the weather was decent and complete it before the end of the fiscal year. As the water system includes over 100 distribution system valves, all over 50 years old, we can expect more valves to need replacement in the future.

Water losses reduced: Water losses continue to be reduced as we find and fix leaks within the water system. For instance, late Friday evening 9/25 a member noticed a leak in the 2300 block of St. Andrews Dr. and notified Doug to check it. After verifying it was a leak and not due to the previous heavy rain, Doug called in a contractor to repair the leak Saturday. Fortunately, it wasn't a major repair and was fixed by about 2 PM. Please continue to watch for leaks in the distribution system along roads and culverts and notify Doug or the Office Monday-Friday 9am-5pm.

Additional water operations staff member being hired

Because of all the repairs and other planned projects, the Board has approved hiring an additional staff member for the Water Department. There are many tasks, such as hydrant flushing and testing, valve testing and exercising and pump capacity testing that require two people to safely perform the tasks or to do them more efficiently.

Water System Budget and New Water Rates

By the time you receive this newsletter you should have received your HOA and Water System budget information. Please review the Assumptions, Operating and Capital Budgets and vote to approve the budget.

As you can tell from the topics above, we have an aging water system that needs more monitoring and repairs every year. We also need to be doing more analysis and planning to better prepare for the future.

In addition to the higher repair and maintenance and additional staff, we need to monitor our well site flows and aquifer levels more closely to be sure we have enough capacity to meet our highest demand and provide fire flow capability. The Water System Capital Budget includes projects to improve those capabilities.

As recommended in the draft 2020 Water Rate and Reserve Study prepared by Northwest Water Systems, we have proposed to increase the water base rate from \$30/month to \$35/month and implement a tiered rate structure to encourage conservation. This increase in rates is necessary to balance the increased operating budget. Although we need to continue to build up our reserves, we have not increased the contribution to reserves this year.

Water Quality: Water quality continues to be excellent. Even after the low water pressure event on Labor Day, there was only one test that did not initially pass and proved to be a false positive after retests in the same area passed. Because we have backflow devices on every connection between the consumer and the water system, contamination of the water system is much less likely in low pressure events.

Water Conservation Reminder: Although we are past the high-water usage months, please continue to conserve water. As a reminder, don't forget to winterize your home water system as the weather gets colder and, if you are a snow bird, before you leave for the winter.

Thanks for continuing to care for our 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 the Water Department 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)



SECRETARY'S REPORT – John Ingemi, Secretary, LLCC BOD

First of all, I would like to thank everyone who voted for me. I am constantly remembering why I was elected, and I am doing my best to work on all of the issues that you expect of me. As the new Board Secretary, I am responsible for the minutes of the Board Meetings and any other “special” meetings we might have. Under normal circumstances, this would be a lot to do. But, throw in the COVID-19 dilemma and, well I guess I say it has been an interesting and fast-moving 6 months! Things are a lot different from when I was just sitting in the front row of the Board Meetings.

We have been dealing with the COVID-19 pandemic and have had to change a lot of the ways we do business. I have been volunteering at the Inn Restaurant, taking temperatures and ensuring that patrons are wearing their masks and following the appropriate rules and guidelines. For the most part, this has worked out well. We will always have a few who “buck” the system (I’ve been known to myself) but, as the Governor sets out the rules for everyone, we have no choice but to comply.

We have just begun to post the minutes of the Board Meetings as soon as they are prepared. These will be posted as “draft” until the next meeting where they will be approved. This gives all our members an opportunity to review what is going on before the next meeting. We are hoping this will encourage more participation in our endeavors, which includes building up our Committees. I have already received some positive feedback on this.

Meetings with Committees and Board members are done mostly by ZOOM until the restrictions are eased up again. Right now, only 10 people are allowed to be at a meeting so, ZOOM is the answer. I also want to say how great it is to see the number of our members who are using this technology. We are hoping it continues to expand.



This month we will all be voting on the budgets for both the HOA and Water Committee for this coming year. As a Board Member, I can tell you that we have gone over everything very carefully and debated some of the issues thoroughly. And, although we managed to stave off a dues increase this year, it may be inevitable for next year. A study was done on our entire Water System and, as a result, water rates will have to go up this year. This increase has been posted on the website in the Water Budget. There is also a good chance it will be going up next year as well. The study that was done by NW Water states that our system is 50 years old and anyone who was here for the past six (6) months had to notice the number of failures, in different locations. We have also just found out that we have water pressure issues when the fire hydrants are being used. Our new Water Mgr., Doug Carothers, is on top of these issues, working with the Water Committee and the CAM.

Let me assure all of our members that preparation for the Budget was a very “open” process. It involved input from the Committees, the Board, HOA administration, Departments and staff. Unfortunately, nobody got everything they wanted but, we tried to make sure that everybody got something. Our main goal and direction was to either maintain or improve the Communities’ assets, and to whenever possible, improve our member’s experience.

I do hope that you will take the time to read all of the documentation on the Budgets and support the work that is being done.

In closing, I am always around all of the Divisions and I am always willing to answer questions, either in person or by email. Please feel free to contact me and let me know how you think I am doing, or more importantly, how we are doing as a Board.

John C. Ingemi, Secretary

LLCC Board of Directors

joingemi@gmail.com



WINTER REMOVAL of TRAVEL TRAILERS, CAMPERS and RV's

We are approaching November 15th. This is important for owners who bring their travel trailers, campers, RVs or tents to Lake Limerick for the Spring, Summer and early Fall. November 15th is the date that the Home Owners Association requires these temporary abodes to be removed until next April 1st.

They can be allowed at other times if the required building permits (Club and Mason County) have been obtained and a permanent building is actually under construction. They are permitted on weekends or other short periods between November 16th and April 1st provided they are removed after each use.

Dean Dyson , Vice-President, LLCC BOD





INN COMMITTEE – Kyle Skinner, Committee Chair

As the weather starts to cool and the leaves start to change, I believe we all find ourselves thinking “I’m ready for 2020 to be over” and hoping that 2021 will be better. For the Inn, Lounge and Café, that sentiment is doubly true. The last six months have been stressful (to say the least); however, the Inn, Lounge and Café teams have weathered these tumultuous times like true champions.

While you have probably been slightly annoyed by the face mask requirements, the temperature checks, the contact tracing, the social distancing guidelines, the table size limitations and the restaurant capacity limitations, these team members have had it affect their professional and personal lives. As you no doubt know by now, these are mandatory for businesses to stay open and we as an Inn Committee, appreciate the team’s adaptability and your patience as we navigate the constant changes that COVID-19 has thrown upon us.

What the next three months hold is anyone’s guess; however, we on the Inn Committee speculate that it will be dire for restaurants, bars and taverns across the country that face restrictions and customer wariness as society continues to combat the Coronavirus. We want you to know that Roger, Josh, Kristine, Dale and their teams are always in full compliance with state regulations for your and their protection. With all of that in mind, these next 5-6 months are going to be tough.

To keep things fresh, Josh and his team are utilizing Facebook’s polling feature to come up with new and exciting specials and there are even a few new reoccurring menu items for you to try. The Café also has exciting breakfast & lunch specials and new menu items as well!

Many of you that went to the Inn & Café these past several months to sit outside and get the excellent food, drinks and service you’ve loved will find temptation to stay way because you won’t want to sit inside. We understand that sentiment completely; however, we urge you to not stay away from the Inn altogether and remind you that we have curbside service and take out options which can include beer, wine and Dale’s cocktails! For those of you who want to come and socialize at the Inn and Café, please find reassurance that Roger has had our HVAC contractor install HEPA filters to improve the air quality and purity at the Inn & Lounge and once again, the team is always in full compliance with PP&E for your safety. Also remember that the restaurant and lounge combine for a huge space that afford us the ability to spread out.

All in all, please continue to show your support for the Inn, Lounge & Café as often as you can. Our community’s employees truly appreciate the support and business that you have all provided and it’s great to see that COVID-19 hasn’t broken our neighborhood’s spirit.

Have a great fall everyone. Stay safe and healthy!

Check lakelimerick.com for weekly Café & Restaurant Specials

Lake Limerick Café Specials
 October 2 - 4 (Specials Available Fri - Sun)
 OPEN Thurs - Sun from 7:30am - 3:00pm
 Indoor and patio seating
 For Take Out Orders call 360.545.2896 or 360.426.6290

Breakfast (Served Until 11:00am)
 Roasted Pork Omelet - \$10
 Caramelized Onions & Jalapeno, Cilantro, Roasted Tomato Salsa

Lunch
 Cuban Sandwich - \$11
 Ham, Pork, Caramelized Onions, Pickle, Lettuce Mustard Aioli
 (Served with Homemade Garlic Chips)

hello October

CAFÉ GAME DAY SPECIAL!
 SUNDAY 10/4

HAWKS vs. DOLPHINS
 10:00am Kickoff
 Café OPEN Thurs - Sun 7:30am to 3pm
 Regular Menu Available

FRIED CHICKEN BREAKFAST SANDWICH - \$11
 Fried Egg, Provolone Cheese, Roasted Pepper Sauce
 (Served with Hash Browns & Your Choice of Fountain Drink)
 Upgrade to Beer - \$1



Chef's Recommendations

October 1 - 3
 No Substitutions on Weekly Specials
 Patio & Dining Room Reservations can be made by emailing FOH@lakelimerick.com
 Take Out Orders can be placed by calling 360.426.3581 after 4:45pm Thursday - Sunday

Appetizer
 Fried Tostones (plantains) - \$7
 Roasted Tomato Salsa
 (Add Prawns with Mango Sauce - \$5)

Entrée
 Caribbean Roasted Pork Sandwich - \$13
 Romaine Lettuce, Caramelized Onions & Jalapeno, Citrus Garlic Aioli
 (Served with Garlic Fries)
 Pairs well with Jules Taylor Sauvignon Blanc - \$7/glass \$17/bottle

Jerk Chicken Platter - \$14
 Coconut Rice, Red Beans, Mango Avocado Salsa, Plantains
 Pairs well with Branciforti Cattarato - \$5/glass \$14/bottle

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

DONE FISHING FOR THE SEASON?

Are you done fishing for the season? I hope not. The Board of Directors agreed with the Lake Dam Committee, that we could use remaining funds set aside for the fishing derby (which didn't happen due to the Covid-19 shutdown) to fund a fall trout plant. That's right – sometime about now there will be more fish in the lake. If your boat is put away, please take advantage of the docks in our parks. You have until October 31st to catch as many as you can - enjoy!

FLYING OBJECTS

It's time to put all of those summer time toys away – especially the lightweight type. If the recent winds haven't moved them, please do so now. Winter is headed our way and you don't want flying debris from your yard damaging someone else's property. That includes things that float in the lake. Double check to make sure they are thoroughly tethered to things that will not move.

NEW TECH

In the watercraft world there is emerging technology and it has recently arrived at Lake Limerick – motorized paddle boards / surfboards. Sounds and looks like fun. So, what could be the problem? It depends on what point of view you are looking at it from. We all want to have fun, but we also need to pay attention to everyone's safety. What constitutes safety on the lake? Is it speed? Is it predictability? Does it matter if a 10 year old is driving it versus a 50 year old? Does it require life vests? Boater registrations? A boater card? As it is motorized, does it need to be restricted as to when it can be used? Do you know the answer to any of things? Neither does the Lake Dam Committee. At least not yet. Eventually, the Board of Directors will ask us to make a recommendation. We will do so, but not until we've had time to research the vessel itself, how the State of WA views it and listen to our members. Do you have an opinion? Information? If you do, please send an e-mail or a letter to the office, attention Lake Dam Committee. We'd really like to know what you think.

LAKES WEED TREATMENT

Between now and the end of September, our lakes will have seen several treatments for weeds. Our weed treatment is not designed to help you have a beautiful beach or weed-free lake bed. We need weeds to help balance the algae so our treatment is to manage the weeds so it doesn't take over the lake and cause other issues. It's also done on a rotational schedule such that most shoreline parcels will be treated every 4 – 5 years.

Some of you have noticed excessive weed growth and strands of algae at the delta where Cranberry Creek joins Lake Limerick. Lake Leprechaun also saw an explosion of weed growth– and that was with weed treatment. The budget for 2020-2021 has been increased to deal with it – especially at the Cranberry Creek Delta, but just like this summer, the best it may do is slow the problem down, not “fix” it. The issue is too much nutrients are entering the lakes, and it appears to be increasing each year. It's because Cranberry Lake, the marsh that drains into Lake Leprechaun and the beaver ponds to the north are all becoming more productive as there is no control of those bodies of water. Our aging septic systems are leaking nutrients into the lakes as well as fertilizer from yards and flower beds, not just at the lake but within a mile of the lake. Lake Leprechaun is showing a marked increase of nutrients, and it feeds directly into the Cranberry Cove contributing to the excess of nutrients at the Cranberry Creek delta and therefore the excess algae strands and weeds growing there. Two projects that would not only significantly help in the short run, but have a lasting impact would be the installation of sediment retention ponds between Cranberry Lake and the Cranberry Creek culvert and dredging Lake Leprechaun. For the record, the dredging at Lake Leprechaun would be far easier than our prior one and less costly. Both are expensive projects, but it's a matter of pay now or pay a lot more later. Until we do something the problems are not going to go away on their own. Nor are they growing in a straight line – they're growing in an exponential manner.

While weed treatment seems like an easy way to get rid of the weeds, all it does is kill the weeds, leaving them to rot where they fall. Their decay causes the muck you walk in and nutrients that feed more weeds. That's why when you see a weed in the lake pull it out by the roots– and haul it all the way up to the street (immediately.) If that is done systematically over 5 years the weeds in that location would be all but gone. Without the weeds, the algae will have nothing to hold on to thereby moving downstream. If you want some great ideas as to how to accomplish removing a bunch of weeds from your lakebed with the least amount of effort, talk to your neighbors, especially those who've been around for a while or come to one of our meetings. You can also check-out a weed cutter from the Pro-Shop.

The goods news is that we managed another summer without an algae bloom that would have prohibited us from using the Lakes to swim, fish and possibly water the golf course.

ANNUAL LOWERING OF THE LAKES

Lake Limerick and Leprechaun will be lowered to winter levels by the end of October. Plan accordingly if you need to remove your boat from the lake. They will be put back in place on or about April 1, 2020, which will begin again the process of “raising the lakes” for summer use. This year because of the fish plant and the exceptionally dry summer and fall, the lowering of Lake Limerick is delayed until mid-October. We will be in compliance with our Dam Operations Manual requirement that all weir boards be removed, and the lake lowered by October 31.

DOCKS

Numbering your docks is mandatory. Please get a sign on your dock ASAP. 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 will be \$10 and the plates will be available to order in the Office. Order forms are also available on-line.

STYROFOAM SUPPORTED DOCKS/FLOATS

Styrofoam or a Styrofoam type product, whether wrapped or unwrapped, to support your dock/float are prohibited. It is your responsibility to get those floats replaced or remove the dock/float from the lake. Please be aware that the committee is going to start looking into ways of “encouraging you” to get those floats replaced.

FISHERMEN

October 31st is the last day of 2020 you can fish either of our lakes. The next fishing season starts the last Saturday of April, 2021. Also, please be advised that while Lake Limerick is open to the public for fishing only, Lake Leprechaun is not.

The Lake Dam committee wishes you all a rewarding and festive holiday season.



OCTOBER 2020

Lake Limerick Country Club

790 E St. Andrews Dr., Shelton WA, 98584
Office: (360) 426-3581 Fax: (360) 426-8922 E-Mail: mail@lakelimerick.com
Website: www.lakelimerick.com
Golf Website: www.lakelimerickgolf.com

CALL TO SEMI-ANNUAL MEETING

Lake Limerick Country Club HOA will be holding its Semi-Annual Meeting focused on the 2020-2021 operating budget

Saturday - October 17, 2020 @ 1:00 P.M.

Via Zoom Meeting to join go to <https://zoom.us/join>

Meeting ID: 817 6335 5666

Passcode: 181279

The meeting will cover the adopted HOA and Water budgets for the fiscal year October 2020 – September 2021. The Board proposes that our current HOA fee of \$85.00 per month will remain the same for the coming Fiscal Year.

The Water System Budget for fiscal year 2020 – 2021 contains a necessary rate increase due to the increased maintenance and repair of our aging system.

The Board will first answer members' questions about the budgets, and then any general questions members may have concerning the HOA. The results of the vote to ratify the budget will also be announced.

HOA and Water Budget Assumptions, Expense and Capital budgets are available for viewing at www.lakelimerick.com. Go to:

<https://lakelimerick.com/documents/board202009agenda/>



TREASURER'S REPORT – Connie Wong, Treasurer, LLCC BOD

Consistent payment of dues continued during the summer months. These are the life blood of our HOA operations, and we are grateful for your continued diligence of payment during this Covid-19 pandemic.

We signed a contract in August with Association Reserves out of Federal Way, WA to perform a Reserve Study for LLCC. A site visit was scheduled for Thursday, Sept. 17th, but was rescheduled due to the air quality at that time, for October 6th. They are currently reviewing our governing documents, our specialist reports, i.e. the CC&R's, Bylaws, Lake reports, Dam Inspection reports (from Dam Safety Office of Washington State), our financial information, etc.

Both HOA and Water Budget's are ready for member voting. We are not planning a dues increase next year however we are planning to raise Water rates. (This is addressed in the water budget assumptions included with your ballot, and in the water section of this newsletter). Both budgets were approved by the BOD at the meeting held via zoom on September 19th. You should be receiving your ballots for voting in the mail soon, and I encourage you to look over the budget documents, make inquiries, and then, mail in your ballot. I would like to stress the importance of your vote in this important annual process for LLCC, whether for or against, your vote is your voice in the community. We are so lucky to have this right available to us, take advantage of it!

I sincerely hope you have all been blessed with good health this summer and that we can keep it that way for the coming future.

Once again, it is an honor to serve in the treasurer capacity of the board, and I appreciate your support.