

LLCC News

Lake Limerick Country Club Newsletter



Winter 2021

President's Message

It's been one year since the announcement of a new COVID virus strain in Wuhan, China. The year 2020 has brought the world sickness and death, loss of jobs and businesses, isolation. Lake Limerick Country Club (LLCC) Homeowners Association (HOA) has faced these challenges, and through the dedication and ingenuity of its HOA staff and the resilience and resourcefulness of its members, we made it to 2021. Our golf, food and beverage and administrative services continually adapted to changing conditions and restrictions as the pandemic subsided and surged again. Following national trends, the golf course saw significantly more play than in past

years. Our Board of Directors (BOD), Water Committee and the volunteer committees continued to meet via Zoom. We've maintained facilities and continued making improvements. We even installed needle point bi-polar ionization systems in our public areas to zap airborne viruses and pollutants and increase the effectiveness of our high efficiency air filters for member and staff safety when we reopen. I know we all hope that 2021 will bring an end to the need for the most restrictive measures and we will be able to resume food and beverage service. Likely we will still need to wear masks and maintain social distancing, and we will need the continued cooperation of our members to observe these safeguards.

Volunteer committees are the heart of the Lake Limerick community. The Board of Directors, also comprised of volunteers, needs advice and recommendations from the committees to ensure the Association provides the services and support the community needs and desires. A description of each committee's charter is located on the LLCC website. I urge all Association members to consider joining one of the committees of most interest to you:

- * Inn (food and beverage services, special social events)
- * Greens (golfing activities and operations)
- * Lake Dam (lakes, parks activities and maintenance)
- * Architecture (issuing permits consistent with the Declarations of Restrictions and other LLCC rules)
- * Compliance (ensuring members' activities and property comply with the Declarations and other rules)
- * Youth (activities for the kids in our community)
- * Welcoming (greeting new residents and providing useful information)
- * Nominating (finding volunteers to run for the BOD and Water Committee)
- * Election (conducting and ensuring the integrity of the voting for elected offices, and ratification of the annual LLCC budgets)

In April, we will hold elections for three BOD positions, and two Water Committee positions. We need volunteers to serve on the Nominating Committee to ensure we have a good field of candidates. If interested, please call the office and talk to Roger Milliman, our Community Association Manager. I urge anyone in the association who has a desire and commitment to keep Lake Limerick a great place to live, particularly those members who are serving or have served on one or more volunteer committees, to consider running. Information and the forms needed to file as a candidate are also located on the website lakelimerick.com, [Declaration of Candidacy BOD](#), [Declaration of Candidacy Water](#).

Here's hoping for a better 2021 (although it seems to be off to a bit of a rocky start), and stay safe.

Brian Smith, President, LLCC Board of Directors



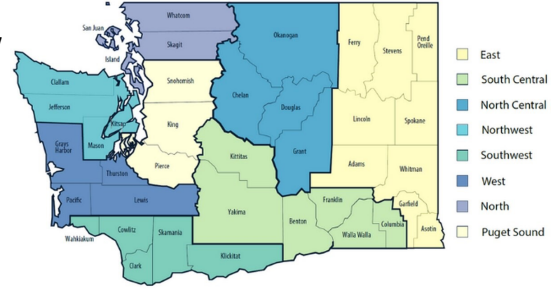
In this issue:

- Message From the CAM
- Secretary's Report
- Greens Committee
- Water Report
- Treasurer's Report

Roger Milliman, Community Association Manager

We hope you had a Happy Holiday season enjoying all that we have to be thankful for during a challenging year.

On January 11 we entered a new WA State COVID recovery plan – Healthy Washington Roadmap to Recovery starting with a revised Phase 1. Mason county is now part of the Northwest Region including Kitsap, Jefferson, and Clallam counties. The WA Department of Health by Region will determine when Regions can move to Phase 2 based on achieving declines in 4 COVID metrics. In the meantime, we continue operating golf open 7 day per week and our Food & Beverage service at the Inn and Café with Take Out meals Thursday – Sunday.



Operationally and financially, we are in a good position maintaining services. This is the result of employee’s focus on customer service and Members support including open communications. With the support of Members, Board of Directors and active Committees combined with employees, we will get through 2021 with a sense of commitment.

As a home owners association Lake Limerick had several successes during the past year.

Golf patronage surged with public and Member play on one of the best maintained courses in Mason county. The staff along with Women and Men’s Leagues organized tournaments and staff organized youth, women, and men’s golf lessons all of which are planned again for the 2021 season. The Greens Committee actively supports golf operations as one of the community’s primary assets. Whether you are a seasonal golfer or have thought about taking up the game, contact the Pro Shop for more information at [360.426.6290](tel:360.426.6290). See our website www.lakelimerickgolf.com and like us on face book [Lake Limerick Golf Club](#). Open 7 days a week.

Food & beverage services at the Inn and Café continue adapting to changing service requirements with delicious breakfast, lunch and dinner selections including weekly specials. With the support of the Inn Committee, we continue providing meals with Take Out services and look forward to the day when we are able again to serve indoors. Your Inn and Café staff miss the social interaction as much as you do, including planning and supporting catered, music, themed dinners, and community annual events. Food & beverage and music bring people together and will continue as soon as we can. See our website [Inn Restaurant & Lounge | Lake Limerick Country Club](#) and like us on Facebook [Lake Limerick Country Club | Facebook](#)

Our Water department continues providing excellent water services combined with Office support. We strictly follow WA State Department of Health requirements ensuring safe water. Lake Limerick Water System is a primary asset, the Water Committee actively supports operations with budget oversight including capital projects designed to maintain and enhance delivery. Customers are responsible for their internal plumbing including piping from the meter to the home. For Water issues on the supply side of the customer meter during business hours 9am – 5pm Monday – Friday, call the Office [360.426.3581](tel:360.426.3581). After hours, Holidays and during weekends call [360.507.6258](tel:360.507.6258).

The Facilities maintenance department has an active role throughout our community, a territory of over 500 acres. They provide maintenance and when necessary contract services for our buildings, heating/cooling, lighting, electrical, plumbing, our 7 parks, tree maintenance, 3 dam structures and support of our 2 lakes. Our lakes, parks and dams are primary assets, the Lake-Dam Committee plays a key role supporting the maintenance of these assets. For HOA maintenance related needs, call the Office at [360.426.3581](tel:360.426.3581).

Office Administration is open Monday – Friday 9am – 5pm at [360.426.3581](tel:360.426.3581) or mail@lakelimerick.com to assist your needs. During the past year with the guidance and support of your Board Treasurer, we transformed our accounting processes and reports providing up to date financials based on QuickBooks. This is a Lake Limerick milestone we can all take pride in. We pay our bills on time, remain current on licenses, permits and payments to county, state, and federal agencies, maintain general liability and medical insurance policies, support the Board and Committees, and create annual operations and capital budgets with Committee inputs for Board and HOA approval.

With COVID-19 crossing our threshold and with staff support we developed original Phase 1, 2 & 3 Operational Rules in compliance with WA Safe Start for all departments. Operationally the staff and Members have followed our procedures including wearing masks and distancing keeping COVID at bay. The staff appreciates Members ongoing safe health support.

Our community has a long history of strength pulling together, helping neighbors, and supporting each other. Lake Limerick continues to drive forward now in our 11th month of the pandemic. Your dedicated employees are focused on everyone’s health following WA State health practices while performing their jobs.

We continue as a strong community with all us in this together!

Keeping of Farm Animals at Lake Limerick

It has been noted that several home owners are keeping farm type animals on their properties here at Lake Limerick. This is not allowed here for a variety of reasons, like a noise nuisance and the attraction to wild critters like rats, possums and raccoons. The declarations of restriction state:

“No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or poultry shall be kept, raised or permitted on said Tract or any part thereof, except that domestic cats, dogs and birds may be kept as household pets upon said Tract, provided, that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted may be determined by Lake Limerick Country Club.”

The Compliance Committee requests that if any owners or their tenants are keeping these type of animals on their property that they remove these animals as soon as possible, because as the Committee finds out where such animals are kept then it will be forced to apply fines to the property owners account for not following the declarations of restriction.

Another note is that domestic animals are not allowed to run free and must be on a leash when off their property. Also, feeding wild animals is never a good idea, it is not healthy for the animals, it attracts other unwanted animals and it is against the law.

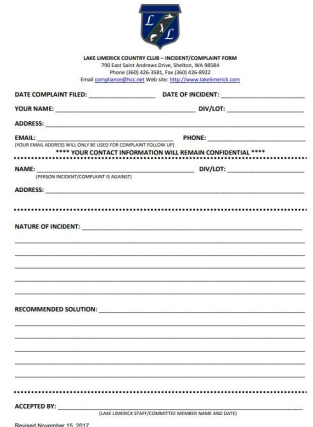
PROCEDURE FOR FILING A COMPLAINT on this or another problem:

Please file an official complaint either electronically (compliance@hcc.net) or fill out a hard copy [complaint form](#), both are available through the LL website or at the office.

Verbal complaints, even to Board Members seem rarely to make it to the Compliance Committee!! In addition, social media may be a great place to share concerns or perhaps to blow off some steam, however the Compliance Committee does not monitor any of these sites. The committee needs to receive an official complaint in order to follow Standard Operating Procedures to assure proper documentation for each step to achieve a pleasant and satisfactory outcome for all concerned.

Calling out to all of you that may be interested in joining up with the Compliance Committee, we are always looking for a fresh set of eyes and ears!!!

Dean Dyson, Compliance Committee Chair



Lake Limerick Country Club - Incident/Complaint Form
700 East Sand Anderson Drive, Seattle, WA 98144
Phone: (206) 835-3400, Fax: (206) 835-3402
Email: compliance@hcc.net Web: <http://www.lakelimerick.com>

DATE COMPLAINT FILED: _____ DATE OF INCIDENT: _____
YOUR NAME: _____ DIV/LOT: _____
ADDRESS: _____
EMAIL: _____ PHONE: _____
YOUR EMAIL ADDRESS WILL ONLY BE USED FOR COMPLAINT FOLLOW UP
**** YOUR CONTACT INFORMATION WILL REMAIN CONFIDENTIAL ****
NAME: _____ DIV/LOT: _____
(PERSON INCIDENT/COMPLAINT IS REGARDING)
ADDRESS: _____
NATURE OF INCIDENT: _____
RECOMMENDED SOLUTION: _____
ACCEPTED BY: _____
LAKE LIMERICK COUNTRY CLUB/COMMITTEE MEMBER NAME AND DATE
Revised November 15, 2017

The Nominating Committee is seeking volunteers to assist with the April 2021 Board of Directors and Water Committee election.

Please email mail@lakelimerick.com if you are interested.

Thank you,

Stacie Stoney, Director, LLCC BOD



Board of Directors Nominations and Elections -

April is coming up quickly! It's time to think about either running for one of the positions that are opening up or choosing someone that you feel will be a smart choice to represent you and the rest of our Community. Some of the things that I found out from being on the Board are: It's not enough to just show up at one meeting - once a month. There are bi-weekly CAM meetings and monthly Committee meetings ([Architecture](#), [Compliance](#), [Greens](#), [Inn](#), [Lake/Dam](#), Reserve Study, [Water](#) and Welcoming) that play a major role within the organization/Community.

**DECLARATION OF CANDIDACY FOR
LAKE LIMERICK WATER COMMITTEE**

I have read the Water Committee Operating Procedures, Purposes, and Scope of the Lake Limerick Water System and understand that to perform these duties; I am expected to attend at least one monthly meeting. If elected I promise to be available to perform my duties to the best of my ability for my term in office. Given that remote participation may be allowed at monthly Water meetings, and considering that in person participation is preferred, I understand that I should not participate remotely for more than two (2) consecutive months, without consent from the Committee.

(SIGNED) _____
NAME (PRINT) _____
DIV/LOT _____
TELEPHONE _____
EMAIL _____
MAILING ADDRESS _____

PLEASE SIGN AND RETURN WITH A BRIEF RESUME (400 WORDS OR LESS) TO THE CLUB OFFICE NO LATER THAN FEBRUARY 15TH OF THE CALENDAR YEAR YOU ARE SEEKING A BOARD OF DIRECTORS POSITION. WE WILL SCHEDULE A TIME TO TAKE YOUR PHOTOGRAPH, OR YOU MAY SUBMIT A 3" X 4" PICTURE OF YOUR OWN.

Form updated: 01/16/2016 Water Declaration of Candidacy Page 1

In order to understand what is happening, all Board Members must strive to have at least a working knowledge of these areas. There are legal issues, personnel issues and insurance issues. There are issues that pertain to "members only," and there are those that pertain to the "public." All of these subjects come to the Board for discussion, debate and hopefully, resolution. Running for a Board position shouldn't be about a single issue you have or about a particular grievance against another member. It should also not be because you have a friend on the Board. It is about looking objectively at serving all of the members of the community, not just a particular group or Division. A serious candidate will look at the time commitment involved and make an educated decision. Although the job can be taxing, it can also be fulfilling.

**DECLARATION OF CANDIDACY FOR
LAKE LIMERICK BOARD OF DIRECTORS**

I have read Articles I, V and VI of the Lake Limerick Country Club By-Laws and Code of Conduct for the Board of Directors and understand that to perform as a member of the Board of Directors, I am expected to attend at least one monthly meeting. I understand the President will appoint members of the Board of Directors to special committees. Board of Directors members who are absent from more than three (3) consecutive meetings may be removed from the Board of Directors or show cause as to why this action should not be taken. Given that remote participation may be allowed at monthly Board meetings, and considering that in person participation is preferred, I understand that I should not participate remotely for more than two (2) consecutive months, without consent from the Board.

If elected, I promise to be available to perform my duties to the best of my ability for my term in office.

(SIGNED) _____
NAME (PRINT) _____
DIV/LOT _____
TELEPHONE _____
EMAIL _____
MAILING ADDRESS _____

PLEASE SIGN AND RETURN WITH A BRIEF RESUME (400 WORDS OR LESS) TO THE CLUB OFFICE NO LATER THAN FEBRUARY 15TH OF THE CALENDAR YEAR YOU ARE SEEKING A BOARD OF DIRECTORS POSITION. WE WILL SCHEDULE A TIME TO TAKE YOUR PHOTOGRAPH, OR YOU MAY SUBMIT A 3" X 4" PICTURE OF YOUR OWN.

Form updated: 01/16/2016 Board Declaration of Candidacy Page 1

They are available online on our webpage ([Div 01](#), [Div 02](#), [Div 03](#), [Div 04](#) & [Div 05](#)).

Know what can change, what can't or what has to happen before a change can occur.

I am looking forward to working with all of you within this great Community of ours. Here's to a great 2021!

John C. Ingemi, Secretary, LLCC BOD

Lake Limerick will be Holding our Annual Meeting

Saturday - April 17, 2021 @ 2:00pm

Meeting details will be posted on lakelimerick.com!

GREENS COMMITTEE at Lake Limerick

Hi, from the Greens Committee. I hope you all are doing well. We know that we are all looking forward to 2021. Please stay safe. The golf operation is still open. Last fiscal year, we increased our income over the previous year. This is due to the great staff, Elen and Mark, at the Pro Shop.

The 2021 season is upon us and it's almost time to purchase our annual golf passes. Golfers who have their own carts also pay a fee to use the golf cart-paths. Those will soon be ready for purchase. Updated fees will be posted on the Lake Limerick website. If you have any questions, contact the Pro Shop at (360) 426-6290. Elen and Mark will be able to answer your questions.

Our golf course is in great shape, thanks to Superintendent Jason and his staff who have been working hard to maintain and improve the course.

The Greens Committee's mission is to oversee, recommend and advise the Lake Limerick Board on the operations of the Golf course. We meet once a month on the first Tuesday of the month. During the meeting we discuss issues, recommend improvements, and come up with a proposed budget for the next year. We also discuss and solve problems that come up on the golf course. We always have the Lake Limerick community's best interest in mind. You are invited to attend our meetings. Call the Pro Shop at (360) 426-6290 for times and meeting places.

We have an active Men's Club and Women's Club; you can contact the Pro Shop for more information. We also offer golf lessons. We encourage women, men and youth that are interested in learning to golf to contact the Pro Shop. We have group lessons in the summer for all ages and levels.

Our golf course cart path is open to walkers. We do not allow bikes, skateboards, four-wheelers, scooters, motorcycles, etc. When on the cart path, walkers must be aware of golfers on the course. The golfers try to be aware of the walkers. We encourage walkers to walk "from the green to the tee". This is for your safety. When you see a golfer ready to hit, stop and move off the path and then resume your walk after the ball is hit. A golf ball is dangerous when struck, and golfers do not have full control of the ball. If you wear ear buds, please be aware of where you are. If you have small children, have control of them. Greens and fairways are not a playground.

Dog walkers must have their animals on leashes, and they are required to pick up the dog's waste & take it back to their own garbage can.

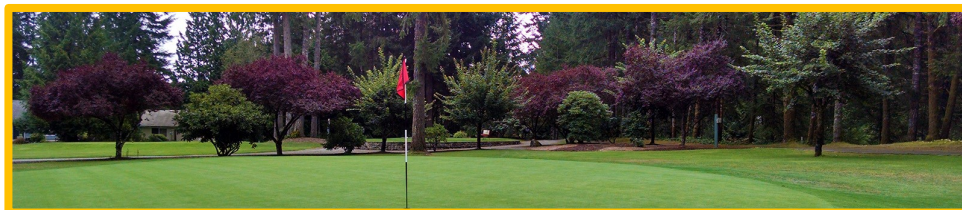
We have both members and the public on our golf course.

We are unaware of any golf course or golf community that allows walkers on their course. **You walk on the golf cart-path at your own risk.** If you and the Golfers treat each other with respect and kindness, we will be able to stay safe and no one will get hurt. It is extremely important that Lake Limerick walkers take responsibility to stay safe and avoid being hit.

The Pro Shop is a great resource for all of your golf questions. The staff is ready and willing to help.

SEE YOU ON THE COURSE!

Vern Duggan, Greens Chairperson



For Course Conditions & Tee Times, please visit Lakelimerickgolf.com



The 2021 Lake Limerick calendars are on sale.

The Cost is \$10.

This is a fund raiser for the Café and Pro-Shop.

Contact the Pro Shop at 360.426.6290

MAGPIES - Robyn LaRoche, President

The continuing pandemic restrictions have certainly changed all of our plans for 2020. None of our annual Magpie events could take place. Even our monthly meetings were put on hold. We thought, since dinner was being served at the Restaurant/Lounge, that we might be able to decorate LLCC Inn for the holidays – but restrictions were again ordered for “no inside dining”. So all the holiday cheer remains stored away until next year.

There was one event that we did take on. Magpie officers headed up a fundraising effort to provide a nicer holiday for the families of food & beverage employees at LLCC Inn Restaurant and Pro Shop Café. These employees’ lives have been affected by the limited hours and slow-down in business – but they were always there to meet our dietary needs. Word went out December 11th, soliciting cash donations – and there was an overwhelming show of support from the LLCC community! Over \$3,500 was raised in just ten days! Gifts were purchased for the twelve kids of these employees, and a nice sum of cash was gifted to thirteen employees. **We extend a special THANK YOU to all of you who contributed!**

And this THANK YOU note was received from Chef Josh:



“The food and beverage staff would like to say thank you to this wonderful community for the very thoughtful gifts for the holidays! I know times are tough for everyone and for the community to come together and spread some holiday cheer to the staff and their families was a very wonderful feeling.

Thank you to the Magpies for putting it all together and making it a very special day for the staff! We hope once certain hurdles are behind us that we get to host some fun events for the Magpies!

I'd like to wish the entire community a very happy holiday season! - Thank you! Josh”

Lake Limerick management also sent the following thank you note to Magpies:

“On behalf of the Lake Limerick Board of Directors and the HOA, we want to say “Thank you” for your recent support of our Food & Beverage staff.

This has been a very tough year for all of us but, for working parents with children, it has hit especially hard. Our Food & Beverage staff have been hit the hardest, with the constant changes in the Governor’s policies regarding restaurants for indoor dining including catered events. We have had to shut down services many times already and our lounge has had to close as well.

But, as has happened many times in the past, the Magpies Organization has come through for us. This time making this a wonderful holiday season for our staff and their families.

We are looking forward to a better 2021 and are also looking forward to working with all of you to make our Community bright and vibrant once again. Again, you have our heartfelt thanks!”



Magpies are hopeful that we can get back on schedule at some point in 2021. Our annual activities have always included a Spring event (e.g., fashion show/luncheon), Lake Limerick DAZE Snack Shack, the Fall Ladies Social, our Annual Holiday Bazaar, and decorating the Inn for the holidays. Plus a few bake sales were sprinkled throughout the year. We are counting down the days until the restrictions are lifted.

No dates are set yet, but watch for details as soon as they can be firmed up! Meetings & activities **will** resume at some point, hopefully sooner rather than later.

Meanwhile,

STAY HEALTHY, STAY SAFE, GET YOUR VACCINE WHEN IT BECOMES AVAILABLE, and have a HAPPY NEW YEAR!



WATER COMMITTEE – Don Bird, Chair

Water Quality: Water quality continues to be very good, testing is performed monthly. We have plenty of capacity with all the well sites and pumps operational.

Water System Financial: With the new water rates in place, our Water System financial condition is good with a net income of about \$13,400 for the quarter ending 12/31/20. If we include late arriving invoices that reduces the net to about \$7,500. Accounts receivable is also good with less than \$6,000 due in accounts over 90 days.

New Water Department staff hired and temporary Greens assistance

Michael (Mike) Boyd was hired by the Water Department in November. Mike lives at Lake Limerick and you may have seen him before working at the Lake Limerick store. Mike is working out well and is a big help to Doug Carothers.

The Water Department also had two Greens employees (Israel Sanchez and Cayetano Velazquez) working in November and December to clear brush and debris from around the water meter and backflow boxes finding several leaks in the process. They finished their work in early January ahead of schedule.

Water hydrant testing and low water pressure

As mentioned in the fall newsletter, the Water System experienced low water pressure when the Fire Department filled their water truck to fight a fire. The Fire Department and Water Department tested different hydrants and observed significantly reduced water pressure when a hydrant opened. This may not be a supply problem but may be caused by system water pumps not responding rapidly enough. The Fire Department, at their discretion, decided to bag certain hydrants that they decided wouldn't provide sufficient fire flow. Until we have a more permanent solution the Fire Department is keeping a full water tanker truck stationed at our local fire station. In order to solve this problem, we are contracting with an engineering firm to analyze our water system and give recommendations on how to improve operations starting in February.



Water losses reduced

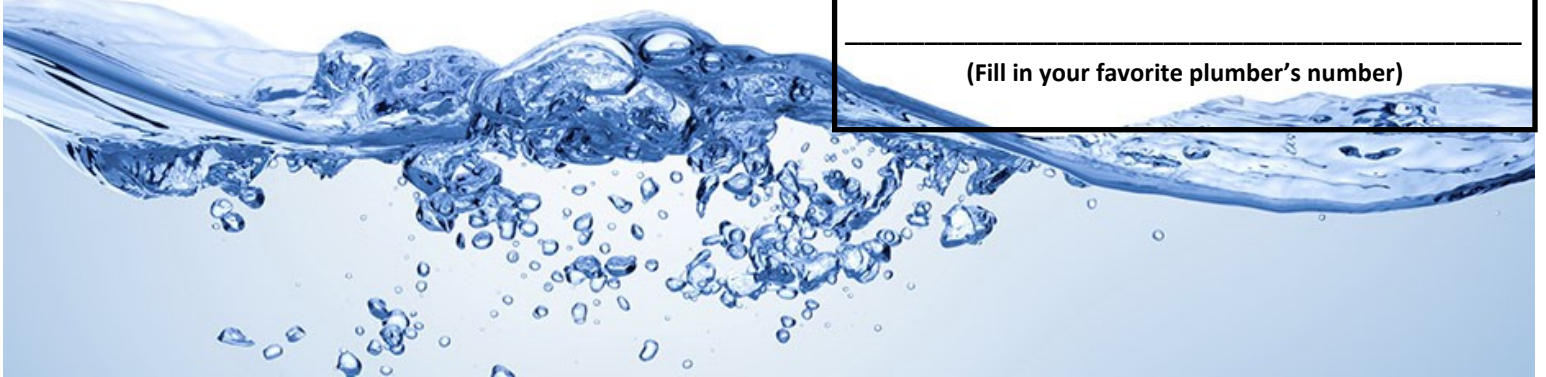
Water losses went down in November to less than 200,00 but were back up to almost 600,000 gallon in December but that's way down from the loss in September of almost 1.5 million gallons. Rhonda and Doug are reviewing the latest meter reading and billing system results to see if there are anomalies to be corrected. There is also a known leak on Dartmoor Dr. but it is hard to pinpoint the location on a stretch of road. Doug is waiting for drier weather in order to get a better idea of location before starting to dig up the road to repair the leak. The good news is that for the year we are still well below the DOH target of less than 10% loss.

Our Badger meter reading system detects if there is a leak on the customer's property by checking to see if there is at least a small flow every hour and then flagging it in the meter reading program. Our December meter reading

Water Cont.

showed that there were 107 customers that had possible leaks. This is down from a maximum of 130 locations earlier in the year. Rhonda has been contacting customers with high meter readings to notify them of possible leaks. Thanks to those of you that have already found and repaired their leaks.

Water Conservation Reminder: Although we are past the high-water usage months, please continue to conserve water and watch for leaks. Thanks for continuing to care for our Water System.



LAKE LIMERICK WATER SYSTEM CONTACT INFORMATION

Billing Questions & Non-Emergency:

LLCC Office: 360.426.3581 (M-F / 9am to 5pm)

Emergency & After Hours:

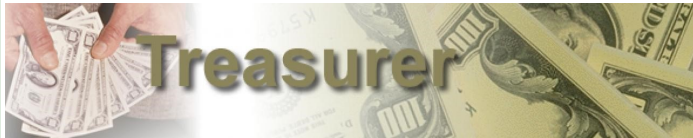
Water Office: 360.426.4563

System Manager: 360.507.6258 (cell)

Northwest Water Systems: 1.888.881.0958

Customer Plumbing Issues:

(Fill in your favorite plumber's number)



The reserve study is currently in development. It was recommended by the Reserve Study Steering Committee that the BOD engage ASSOCIATION RESERVES, from Federal Way, to perform the LLCC study. A contract was signed in the fall, and a draft of the final study is expected by the end of January.

A reserve study by definition, is a long-term capital budget planning tool, which identifies the current status of the reserve funds (savings), and a stable and equitable funding plan to offset ongoing deterioration, resulting in having sufficient funds to use when those anticipated major common area expenditures actually occur. The reserve study consists of two parts: the physical analysis and the financial analysis.

If you compare LLCC to a city, it is very similar, as we have: parks to maintain (7); public and private buildings to run; lakes (2), both with environmental maintenance needs as well as rule enforcement; a golf course; dams (3) to ensure their safety and workability; waterways that we need to maintain to standards set by environmental agencies and tribal rules; recreational activity courts; buildings, parking lots, and additional land including greenbelts, which require maintenance and safety oversight.

Reserve studies help maintain property values and the property owner's investment. By identifying and budgeting for future capital improvements, the community's common elements continue to look attractive and well-kept, adding to the community's overall quality of life. The goal of the BOD is that Lake Limerick is in good financial shape but is cognizant to the fact that there likely will need to be some changes in our Dues over the next few years, to make sure we can afford expected future community asset maintenance, when needed. We have always had very low dues for an HOA that offers such diverse life enhancement opportunities, and I imagine that was one of the reasons we all purchased here.

We will be having more discussion on this topic at the April Community meeting, so please plan to attend. The reserve study specialist from ASSOCIATION RESERVES, will be there to answer questions and explain anything that may be of concern to any member of our community. Please keep in mind that we are a *volunteer led community*, and your participation on both large and small member committees, makes a difference. We are very blessed to live in Lake Limerick.

Connie Wong, Treasurer, LLCC BOD