

**Latitude 49 Resort Park Association**  
**Board President Don Schleuse Spring Letter to the Owners**  
**March 2012**

Spring is on the way - Finally! In preparing the park for the *snowbird arrival* of a large number of our owners, our maintenance staff has been busy doing the routine tasks plus a number of extra winter maintenance items. Maintenance personnel, Mike and Howard, have spent their time cleaning gutters and downspouts that have filled up with debris caused by the high winds. They have cleaned out the storm drains in the streets to keep the run off water flowing. Along with this, they have managed to clean and wax floors in the kitchen and the restrooms in all buildings. Mats have been cleaned in the clubhouse, mail building and the activities building. The interior logs throughout our three common buildings have had their winter hands on treatment. The landscape power equipment has been serviced in preparation for the heavy mowing season. There has been some painting done in various areas of the buildings. Power washing of the sidewalks and patio area will take place shortly.

To assist our owners in spring cleanup, we will be bringing in a low boy dumpster on May 1st. It will be located next to the compactor and will be there as long as it sees good usage. There will be signs posted as to what can and cannot be placed in the dumpster. As always, no hazardous waste such as used oil, paints, pesticides, etc are allowed. Hazardous waste may be taken to the refuse station located on Birch Bay Lynden Road east of the park. This disposal station is open on Sundays to accept the waste materials.

The Association is in the process of replacing the flooring in the mail building (the carpet and the vinyl flooring). The old sales desk has been removed (it was donated to Habitat for Humanity) in preparation for the flooring. As a cost saving measure to the Association, Mike and Howard will remove the old carpet, haul it to the dump and complete the majority of the prep-work for the new flooring. It should be noted this is the first update to this building since the original construction. We will be replacing the sales desk with rollaway counters which will give more flexibility to room usage.

We will be replacing some of the pool furniture this year. New tables and chairs along with umbrellas will be purchased to replace equipment that is broken and in an unsafe condition.

It has been noted that the donated couch currently in the laundry room is not very comfortable. We will be replacing the donated sleeper couch with suitable furniture as soon as appropriate furnishings are located and purchased.

We are proceeding with replacing the putt putt carpet as noted in the 2012 budget. We anticipate this project will be completed before June 2012. Once again, it should be noted this is the first update to the putt putt green since original installation. Syn Turf, Inc. will be completing this installation project. Mike and Howard will be assisting with removal of the existing turf, which once again represents a significant cost savings to the Association.

The Board has received a number of requests from owners to expedite purchase of workout room equipment. Currently new purchases for the workout room are scheduled to commence in 2013 per the Reserve Study. When you receive your Annual General Meeting (AGM) packet this year, the AGM Ballot Form will have a line item on it asking for approval by the membership to authorize the purchase of a commercial grade elliptical trainer for the workout room. In order for your Board of Directors to correctly expend funds for capital expense items not authorized under the current Budget, a vote of the Association is required. This is why the Board is placing this item on the AGM Ballot for a vote of the membership seeking approval to expend capital funds authorizing purchase of a commercial grade elliptical trainer in 2012.

The Annual General Meeting is scheduled for Saturday, June 9, 2012 in the clubhouse. At this AGM we will be voting to fill two (2) positions on the Board of Directors. Board members are elected to 2-year terms of service to the Association. If you wish to be a candidate for service on the Board, please complete a resume and either mail or hand deliver it to the Latitude 49 office as soon as possible OR mail your resume to:

INTEGRA Condominium Management  
P.O. Box 31936  
Bellingham, WA 98228

An information packet will be mailed to the membership 30 days before the Annual General Meeting. This packet will contain budget information, resumes from candidates for the Board, ballot form, proxy form, and the required secrecy envelopes for you to return your ballot to the Association if you wish to vote via mail-in ballot. You may also vote at the AGM in person.

Julie Hillman has tendered her resignation as Activities Committee Chairman effective May 31<sup>st</sup>. The Board wishes to thank Julie for all her hard work and a speedy recovery from scheduled surgery.

I remind everyone to be vigilant with regards to strangers in the park. We received a report of a break-in entry to a unit in the park this past month. You may recall we experienced some vandalism incidents last year, however, with the state of the economy, this could be a banner year. If you suspect illegal activity, **you should call 911 and report it immediately.** The sheriff has access to the park at all times. Please do not delay in reporting incidents to the sheriff. Please do not wait until the next day to tell a board member or management. By that time it is too late to do anything about it.

As a spring reminder to all of us and to help us to continue with a smooth operation of our beautiful Park, please remember we all need to abide by our Park Rules.

### **Some Reminders:**

- Speed limit is 10 MPH
- Before making any alteration to your unit, lot, parcel - an *Architectural Lot Improvement Form* MUST be completed and submitted for approval by the Architectural Committee (forms are available in the mail room).
- Control your pets and pick up after them.
- Supervise your children and grand children, especially in the pool areas and riding bicycles throughout the common areas and the Park.
- Read all signs in the pool area that relate to the specific hours for the pool & spa.
- No children under the age of 6 in the spa.

In closing, I wish to express my thanks to the park's additional Board members: Ann Archer, Ken Gunderson, Jim Johnson and Lynn Button for their continuous service to the association; and, to our park's many wonderful volunteers who continue to support and donate their time, energy and expertise to support our Association. I also wish to thank our management company, Integra, for their professional support to the Board of Directors and our owners. I also wish to thank our webmaster, Robin Button, for her work on the Latitude 49 website.

Once again, please mark your calendar with a **SAVE THE DATE** for the Annual General Meeting scheduled for **Saturday, June 9, 2012** in the Clubhouse. Registration will begin at 8:30A.M.

I look forward to seeing you all back in the park this summer!

Sincerely,

***Don Schleuse***

**Latitude 49 Association President**