

Latitude 49 Resort Park Association
Board President Don Schleuse Spring Letter to the Owners
March 2014

Looks like the groundhog has determined there will be another six weeks of winter. I hope he is wrong as we have some planned improvements that will need some early good weather to complete so that the membership sees minimal impact.

This year, we have three projects that we want to complete, all of which are listed in the Reserve Study:

The first is the resurfacing of the pickle ball/tennis courts. This is going to require a couple of weeks of dry weather so that the surface is completely dry and then a week for the resurfacing and painting of the boundary lines. We hope to get the project finished with nominal impact on the players that use the court.

The roof on the clubhouse is also scheduled for replacement. The roof is original, and during an inspection that was conducted a few years ago, it was recommended for replacement in the near future. The replacement should have negligible impact on anyone using the clubhouse. Signage will be posted during the roof replacement phase, however - this is a reminder to be careful when entering and departing the clubhouse building during construction.

We have scheduled replacement of multiple vinyl flooring areas in the activities building for this spring. These areas include: laundry room, men's and women's bathrooms, and the kitchen. It is anticipated the laundry facilities will most likely be unavailable for use for approximately a one-week period when the machines will be removed so the floor can be prepped and the new vinyl installed. When we have a definite date of install, we will post signage in the common buildings notifying everyone of the anticipated dates of laundry room closure. The carpet in the pool room and exercise room will be replaced at a later date.

Once again, we will bring in the large dumpster for your disposal use of spring cleanup items. The large dumpster will be onsite for 30 days from May 16, 2014 to June 16, 2014. Please plan accordingly. It never fails that we have someone that leaves their unwanted items in the garbage area after the fact, which costs the Association extra money for disposal. As a reminder, items such as microwaves, televisions, paints, chemicals, etc. are considered hazardous waste and should be taken to the refuse station on Birch Bay Lynden Road, which is open on weekends. Please REMEMBER: the large dumpster is placed onsite for owner convenience in Spring yard cleanup - and is not for disposal of unwanted household items.

Effective with completion of the sale of Telcom NW to Comcast Cable, the Board received a letter from Telcom NW (dated 07-13-13) stating that Telcom NW agreed to terminate without penalty its "Agreement for Telecommunication Services" dated the 26th of July 2005 with Latitude 49 Resort Park Association, upon completion of the sale of Telcom NW to Comcast Cable. Since that time, the Board has worked with Comcast and Gateway, our gate service company, to ensure that phones from Comcast will be able to open the gate from the phone in your unit. We started using members' cell phone numbers as a means to open the gate as an experiment. To date, we have had no problems using cell phones or phones on the Comcast system, so, if you haven't given us your cell number or your Comcast number and wish to use one of them to open the gate, please give Integra Management a call. Unfortunately, we cannot use a number that is not within a US area code.

****REMEMBER**** Proposed Architectural Improvements. If you are planning any lot improvements, don't forget to fill out your **Architectural Request Form**. It is in your best interest to do so, as our Architectural Committee stays abreast of the latest Rules & Regulations from Whatcom County and is a wealth of information to draw from. By talking to the committee when in doubt, it could save you a lot of money. The old adage of *it is better to ask forgiveness after the fact* doesn't work with Whatcom County. It is better to be informed from the beginning.

As a repeat from my last letter, I remind everyone to be vigilant with regards to strangers in and around the park. The Board has taken steps to lessen criminal activity with multiple security cameras, gate access, and night time security checks of the common areas. 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. The sheriff's department is conducting

an on-going investigation of thefts and gang activity in the Birch Bay area, so timely information is of importance. 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.

The Annual General Meeting is scheduled for Saturday, June 14, 2014 at 10:00AM in the Clubhouse. The Candidate's Forum will be held on Saturday, June 7, 2014 at 10:00 AM, also to be held in the Clubhouse. If you wish to be a candidate for service on the Board, please prepare 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, a Ballot form, a 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 Annual General Meeting in person. Registration for the meeting will begin at 8:30AM the morning of the meeting.

I wish to express my thanks to the park's additional Board members: Ann Archer, Jim Johnson, Lynn Button, and especially Ken Gunderson for their continuous service to the Association; and, to our park's many 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 to our owners. I also wish to thank our Webmaster, Robin Button, for her continued work on the Latitude 49 website.

Once again, please mark your calendar with a **SAVE THE DATE**, Saturday, June 14, 2014 for our Annual General Meeting with registration beginning at 8:30A.M.

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

Sincerely,

Don Schleuse
Latitude 49 Association President