



LATITUDE 49 RESORT PARK

Fall 2020 – President's Letter (The Covid year)

The year 2020 can pretty well be summed up as a bust. COVID-19 really put a damper on the whole year of fun at Latitude 49. The board has been following the directions and mandates of the Washington state governor and the federal government. Our maintenance staff has a regular schedule of sanitizing the facility and hopefully this has helped keep the possibility of infections down. As far as we know, there have been zero cases of COVID in Latitude 49. Thanks to all of you for abiding by the rules set forth by the governments involved.

The state shutdown caused a lot of parcel improvements to either be delayed or cancelled all together. When things did loosen up, it was almost impossible to find a contractor to do the work within a reasonable amount of time and at a reasonable cost. This has caused owners in the park to search out unlicensed workers to complete projects. If you have work done by an unlicensed, non bonded individual, if something happens, be it injury or shoddy workmanship, you as the property owner are responsible.

In the exercise room you will see that we replaced some equipment that was scheduled for replacement in accordance with the reserve study. The major piece of equipment replaced was the four station weight trainer. The company we bought the new equipment from said our old piece of equipment was probably 40 years old and structurally unsafe. It was replaced with a Functional Trainer and a Home Gym, both are state of the art. The seldom used stair stepper was replaced with a Water Rower.

There have been some updates to the Rules & Regulations. To assist in finding the changes, a listing of the changes is included in this package. The new Rules & Regulations take effect on January 1, 2021.

Calls to Integra complaining about the actions of persons living here in the park are made on a regular basis. Latitude 49 is a deeded property park and it is in the best interest of owners to co-exist with one another. Neither the board or Integra will act as a referee in neighbor to neighbor disputes. If there is a situation of potential harm to persons or property, you are well within your rights to notify the sheriff by calling 911 and you are urged to do so. Having the Association do the calling does not have the effect as a call from an owner. Keep in mind that some actions that the board could normally take are prohibited under COVID restrictions.

Maintenance of the commons areas is an ongoing function. Filters in the heaters have been replaced, the fire system has been tested and some heat sensors have been replaced. A continuous problem reported to Integra is the overflowing of washing machines. Service technicians have been called and no problems have been found with the machines. The technicians have told us the over flow is caused by overloading the machines so please do not overload the machines.

We do have a number of small children living in the park. Please be watchful and on the lookout for them as you drive in the park. Kids tend to not watch where they are going as diligently as adults so remain vigilant and keep an eye out for them. As a note to the parents - remind your children to not ride their bikes, skateboards, etc. within the common's areas and/or on other people's property.

Seeing as how we had a very uneventful year, there really isn't much to talk about. Residents have managed to gather and line dance in the street, some held the Wednesday coffee hour outside on the patio all of which was accomplished while observing social distancing. It would be nice to be able to use the clubhouse but here again COVID and the restrictions placed on us as far as sanitation and monitoring prevent large gatherings in a closed environment. Hopefully in 2021, restrictions will be eased and we can return to some sense of normal activity. The latest data doesn't give much hope for this to occur soon but we can wish.

Lastly, we would like to thank the residents that went out of their way to assist with the maintenance of their neighbors' properties due to border crossing restrictions. Lots of tall grass mowed and lots of weeds pulled. Some good neighbors were maintaining multiple properties. Thank you for helping keep the park looking great during these difficult times.

The board hopes you are able to have a joyful & festive holiday season - but above all, stay safe and stay healthy!!

Don Schleuse, President
Ken Gunderson, Vice President
Max Archer, Secretary
Gary Hall, Treasurer
Henry Hays, Maintenance Director

HAPPY HOLIDAYS



FROM: The INTEGRA Management Team

*Cindyrae Mehler & Tess Allison
Kayla, Yuri, Lexi & Saralyn*

Latitude 49
Rules & Regulations Changes
Effective January 1, 2021

1. Page 2 , **Section 2. VEHICLES & PARKING**
#1 **Motor Vehicles** subsection e.
Operation of ATV/UTVs in the park
2. Page3 , **Section 3 OWNERS/GUESTS AND VULNERABLE PERSONS**
#2 use of the commons buildings
#10 Fireworks and use of drones
3. Page 4, **Section 8. ANIMALS**
#1 number of pets per household
4. Page 5, **Section 9. LAUNDRY FACILITIES, POOL AND HOT TUB**
LAUNDRY LATITUDE 49 LAUNDRY FACILITIES
#1 Restrictions on the number of washers and dryers per household
#3 Removal of laundry items after cycle completion
5. Page 7, **Section 11. OWNERS PARCEL MAINTENANCE**
#15 Use of tarps as roofing material
6. Page 8, **Section 12. TRASH COMPACTOR & SEASONAL DUMPSTER**
Seasonal Dumpster
#1 items not allowed in the dumpster
7. Page 10, **Section 16. RESTRICTED USE OF LOTS [180-DAY LOTS/UNITS]**
1-3 Restriction on 180 day lot usage.
8. Page 10, **Section 17. RENTALS**
#1 Reminder to owners renting their Lot/Unit
9. Page 10, **Section 18. MISCELLANEOUS**
#5 Identification of lots
10. Page 11. **Section 19. ASSESSMENTS AND FINES**
Addition to fine schedule for violation of 180-day occupancy
11. Page 13. **Section 22. SPECIFIC ITEMS OF CONSTRUCTION**
Subsection E **CARPORTS**
#3 Use of Carports