Foremast April 2023



Alderbrook Golf & Yacht Club Est. 1965





Remarks from General Manager, Jason Reehm

gm@alderbrookgolf.com



I wanted to start my first remarks as the new GM here at Alderbrook by saying, "Thank you!" I have received such a warm and caring welcome from everyone I have met so far, from the members of the community to the staff. I am truly looking forward to being involved more and learning about this great community.

I have only been here a few weeks now, but we have a lot of exciting changes coming that you will see popping up around the Club.

- ♦ Chef Leon and I have been working on a new menu. We are looking to go live with this menu at the start of May.
- You will see some tv's going up in our office, pro shop and in the hallway by the kitchen. These tv's will be showing events and announcements happening at the Club. (See photo below.) The announcements will change every 15 seconds, so you can stand there for a minute and see all the happenings at the Club coming up.
- ♦ Make your reservation for the Easter Buffet! See menu on pg 8.

Exciting News: On Friday, March 31, Whitney and I added a new baby boy "Callahan" to our family. I will be taking a few weeks off. Tim Micek will fill in during this time.

Have a Happy and Blessed Easter!



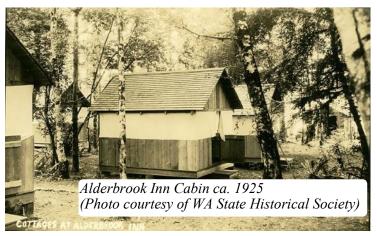


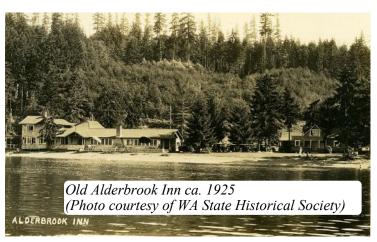
A History of Alderbrook Golf and Yacht Club - Part One

"What's Past Is Prologue"

Foreword: Alderbrook Golf & Yacht Club has a fascinating and complicated history, rich with tradition, complete with good times and bad times and bound by legal agreements that shape our relationships with our original developer and his successors and stretch back to the first days of this community. This three-part series attempts to explain how we got to where we are – in other words, our history.

We probably would not be living at the Alderbrook Golf & Yacht (AGYC) today if the old Alderbrook Inn had not opened as a primitive tent camp in 1913. After growing in size and elegance, Hoodsport real estate broker Wesley M. Johnson and his wife Frances purchased the Inn and the upland acreage in 1959, ushering in a new era of mutually beneficial development that has continued up to the present day.





Wes Johnson believed that the Alderbrook uplands were perfect for the construction of a summer vacation community for families. His vision included a golf course, tennis club, yacht club, riding club and aeronautical club to entice people to build cabins or homes. In 1965, Johnson established Alderbrook Development, Inc. to develop the property and named the new community organization the Alderbrook Community Club. As a result of Johnson's ownership of the Inn and the uplands, the two were – and remain – closely linked in a convoluted history.

After the Johnsons died in the 1990s, the estate sold the property to Crista Ministries, a Seattle-based Christian service organization, in 1998. The sale consisted of the Inn, the golf course, the unsold AGYC lots still owned by the development company and the water company. Three years later, Crista decided to split up and sell the property to separate buyers after unsuccessfully converting the Inn into a Christian conference center. These sales took place between 2001, when AGYC purchased the golf course, and 2005, when Alderbrook Properties bought the remaining unsold lots.

Johnson offered home sites at Alderbrook as 99-year renewable leaseholds, terminating in 2064. The leaseholds included an automatic membership in the homeowners' organization - the Alderbrook Community Club. Rents were subject to adjustment at five-year intervals based on the 1967 Consumer Price Index (CPI), and member improvements to the land could not be removed by the leaseholder. In 2001, the remaining leaseholds were converted to fee simple ownership. Originally, there were 900 lots, but some were sold to cover the down payment for the golf course, and others were combined. Over time, the number has been reduced to our current 716, which includes some common areas, the privately-owned residential lots, the unsold Alderbrook Properties lots, some lots for future utilities and some difficult-to-build-on lots.

The original Alderbrook Development, Inc. Protective Covenants were signed by Wes and Frances Johnson on June 28, 1965, and included many terms still in effect. This document contains the covenants, conditions and restrictions that run



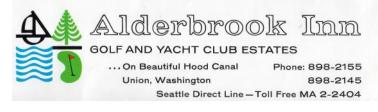
with the land on each AGYC lot. Thereafter, the Board of Directors proposed amendments to the

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Covenants in by membership vote and recorded in April 2005. AGYC has also amended the Bylaws from time to time. updating the structure, governance and the rights and responsibilities of the membership, most recently

in July 2018. The Policies & Procedures are routinely updated with new and revised provisions, the last time in September 2022.

The first annual business meeting of owners was held on June 30, 1968, with the first order of business being the election of seven trustees. Wes and Frances Johnson, their daughter Nancy Lynch, and four members from the community were elected. One of the original trustees was Orville Good, the father of current members Wally Good and Judi Hobbs. The second order of business was to change the name from the Alderbrook Community Club to Alderbrook Golf & Yacht Club. This re-organization resulted in each owner holding a membership in one club with monthly dues. AGYC was then incorporated as a non-profit corporation in July 1968. The current logo was already in use by the Alderbrook Inn.



In the mid-1970s, AGYC sued the Johnsons for breach of the 1968 Agreement for failure to pay dues on each unsold lot and for failure to construct two additional tennis courts. The suit was settled

ereafter, the liments to the Covenants in 2004, approved by membership vote and recorded in April 2005. AGYC has also amended the Bylaws from out of court in July 1978 and nullified the 1968 Agreement. The Board of Directors believed the settlement was more valuable than any judgment that might have been obtained in court. As part of the settlement, AGYC assumed ownership of the community areas and the control, operation and maintenance of all common areas, such as the golf course, the Wickiup and the roads. AGYC continued to lease the golf course from Johnson with the lease payment based on a percentage of the green fees.

Starting with the 1978 Agreement, the developer was granted a pro-rated, partial exemption from paying dues on unsold lots. This arrangement was revised again in 2001 to a full exemption from paying dues on unsold lots when Crista Ministries, the successor to the Johnsons, sold the golf course to AGYC. The 1978 Agreement also granted Alderbrook Development, Inc. the right for prospective buyers to play courtesy rounds of golf. In 2005, this right was transferred to Alderbrook Properties, Alderbrook Development's successor-in-interest, and remains a contractual obligation for AGYC.

The first home, located on Country Club Drive East, was occupied on October 15, 1965. The owners paid \$2,400 for their leasehold and \$30 per month in land rent. Conditions were rustic, but members could use many of the Inn's facilities at a discount. The community grew slowly over the decades. In March 2002, the *Foremast* reported that 227 homes had been built. By 2015, on AGYC's 50th anniversary, there were an estimated 350 homes. Beginning in 2017, homebuilding suddenly took off, and AGYC has grown rapidly since then. Today we estimate that there are 450 homes on 576 dues-paying lots. A few AGYC members still have family ties to the original homeowners.

Sources: Alderbrook the Beginnings: A History was prepared by long-time AGYC residents Karen Aumend, Barb Babik, Rosemary Dawson and Janice Deiglmeier in 2010. Additional information was researched and compiled by Mary Gin Kennedy with assistance from Rhonda Westover.

Parts Two and Three of this series will be published in the May and June Foremasts.



AGYC Board Meeting Summary

A copy of the complete Board minutes, along with all reports submitted at the meeting, can be seen on the AGYC website or in the Business Office.





Board: Bill Holtz, Denny Flannigan, Tim Micek, Diann Pape, Pete Wall, Jim Winchell, Michael Johnston

NOTE: Due to time constraints, this summary was not approved by the AGYC Board.

Your AGYC Board met on March 29, 2023, and acted on the following:

- Removal of one (1) dead Jack Pine tree at 41 E Rhododendron Ln and two (2) Jack Pine trees for placement of retaining wall at 1370 E Manzanita Dr as recommended by the Tree Committee.
- Approved the John Deere quote to purchase a spreader in the amount of \$9,325.58 from operating funds.
- ♦ Approved the proposal from EZ-Go for a five (5) year lease of 40 golf carts, a hauler and a beverage cart in the amount of \$383,700.
- Formed a Pet Ad Hoc Committee and appointed Alicia Blake as Chair.

Upcoming:

| Golf Course Master Plan Workshop | Tuesday, April 11, 1 p.m., Clubhouse | |
|----------------------------------|---|--|
| Budget Workshop | Saturday, April 15, 10 a.m., Clubhouse | |
| AGYC Board Meeting | Wednesday, April 26, 6 p.m., Clubhouse and Zoom | |
| Meet the Candidates | Sunday, May 21, 3 p.m., Clubhouse | |
| AGYC Annual Meeting | Sunday, June 4, 3 p.m., Clubhouse | |

Note: The February Financial Report will be included in the May *Foremast*.





Submission DEADLINE: 22nd of each month

to foremaststaff@outlook.com

If you would like

- to place an ad in the Foremast
- to include an event in the monthly calendar
- or have other questions

email foremaststaff@outlook.com

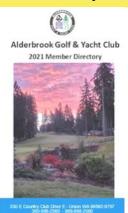
Foremast Team

Linda Cordero, Becky Flannigan, Julie Hinman, Carla Morrow, Patty Murphy, Terri Webby

Note: This newsletter contains material submitted by third parties. Alderbrook Golf & Yacht Club cannot be held responsible for any illegality arising from error, omission or inaccuracy in such material.



Time to Update Your Information for the 2023 Member Directory!



There have been many changes in our AGYC membership since we last published the Member Directory in 2021. It's now time to update the Directory. We want to make sure we include the most accurate listing information for you, including your address(es), telephone(s) and email address(es), for inclusion in the new Directory. If you have two telephone numbers or two email

addresses, we can identify whose number or address it is if you wish.

Take a moment now to review your entry in the 2021 Member Directory. If there are changes or corrections, please email them to Mary Gin Kennedy at Niact@aol.com. If no changes are required, there is no need to act. If you do not wish to be listed in the Member Directory, please notify Mary Gin.

New members not currently listed in the Directory will automatically be added using the information provided to the Business Office, unless previously directed otherwise.

The deadline for submitting changes for the new Directory is **Sunday**, **April 16**, but don't wait until the last minute - Check your listing now!

Nominating Committee By Eileen Baumgardner, Chair

360-898-0292 evbaumgardner@gmail.com



Four Candidates for the Board of Directors

The Nominating Committee thanks the four community members – Bill Holtz, Dan Nicholsen, Ian Roberts and Rhonda Westover – who

stepped up to run for one of the two open positions on the Board of Directors. Also, thank you to other community members who indicated an interest in possibly running for the Board in the future; we encourage you to consider serving at a time convenient for you.

If you are interested in being a candidate this year, to that date and will also it's not too late! You may submit a petition to be on edition of the *Foremast*.

the ballot to the Nominating Committee. To be valid, the petition must be signed by at least five percent (5%) of AGYC members in good standing. The petition, along with a one-page biography, must be received by the Nominating Committee no later than April 20, 2023. If you have questions about this process, please contact any Nominating Committee member (Eileen Baumgardner, Sharon Ferguson, Gary Fields or Kevin Oakley).

The annual "Meet the Candidates" forum is Sunday, May 21, 2023, starting at 3 p.m. at the Alderbrook Clubhouse. Candidate biographies will be mailed out with the ballots prior to that date and will also be printed in the May edition of the *Foremast*.

Environment Committee (EC)

2nd Annual Plant Swap at the Wickiup Monday, May 8 at 10 a.m.

Last year we had a great turn out with many happy gardeners taking home plants shared by their neighbors, while also enjoying an informative presentation on how to plant a low maintenance, deer resistant garden. This year we hope to have the same excitement surrounding this event, so if you have plants to share, please bring your labeled pots to the Wickiup. All donated plants are free, and you don't need to bring a plant in order to take one home.

Michael Kerkes and Elton Busby from Crazy Hill Nursery will be on hand again this year, sharing tips for growing a beautiful garden. They will also have plants for sale from their nursery.



If you have any questions or need help digging up plants, please contact Carla Morrow at clzmorrow@gmail.com.



Our AGYC Scotch Broom Campaign got off to an incredible start on Sunday, March 12. Over 20 AGYC members attended a presentation by Mason County Noxious Weed Control Coordinator Kela Hall-Wieckert. Participants learned about identification tips, biology, impacts, control methods and prevention of this noxious weed.

On Saturday, March 18, the EC plus volunteers began the overwhelming task of removing Scotch broom throughout our community. In two short hours we removed three truckloads of plants.

A second removal event will take place on Saturday, April 15 from 9 - 11 a.m. Bring a pair of gloves and join us as we continue to tackle the removal of these noxious weeds.



informative and helpful workshop.









Yacht Club By Paulette Paris, Commodore



TIME TO SET SAIL * ALL ABOARD

Ahoy Mates! We are excited to begin the 2023 season of Yacht Club Monday, April 17 at the AGYC Clubhouse. We're planning on a "Spring Mingle" happy hour theme, encouraging both new and returning

members to attend. This event's focus is to mingle and greet each other while enjoying appetizers and desserts. The event will be from 4 to 6 p.m., with a no-host bar.

MEMBER SIGN UPS

We hope many of you took advantage of early signups in March but no worries if you didn't. Plan on signing up at the registration table when you arrive at the event. Membership rates are \$35 per person for the season,



cash or check. Guests are welcome for \$10 per person per event.

YACHT CLUB 2023 SEASON

The 2023 Season is expected to include three Clubhouse events and five Wickiup events, on the third Monday of the month from April through November. In addition to our usual theme-based basket and 50/50 raffle, the Wickiup bocce tournament will continue to be a highlight at the outside events.

We welcome one and all from the AGYC Community. We will contact you with event details about one week ahead of the event, based on your contact preference - email, text or phone call. We will ask you to verify if you will be attending so we can prepare seating and the main dish.

Come and join our social club; watercraft ownership is not required!

Community Garage Sale By Lynda Schwindt, Chair

ALDERBROOK COMMUNITY GARAGE SALE

FRIDAY, AUGUST 25 and SATURDAY, AUGUST 26 9 a.m. - 2 p.m.



Hi there everyone!

Spring has sprung and you know what that means - it's time to do some spring cleaning and set aside those no-longer-needed items for the annual Alderbrook

Community Garage Sale which is scheduled for Friday, August 25 and Saturday, August 26 from 9 a.m. to 2 p.m.

Last year, we had 48 households/participants ... overall, it was a huge success!

For those who are new to our community, the Garage Sale is an annual event going on its 17th year. We have already received calls from local neighborhoods inquiring about when the sale is



going to take place. It's a huge draw from many local towns and cities.

You have plenty of time to sort through your closets, garages, attics and outdoor sheds to start the process. Start now and by August, you'll be ready to go ... stress free!

The participation cost is only \$15 per household. Your entry fee covers the cost of advertising, signage, printing of the maps and also includes pick-up of your unwanted leftover items on the following Monday, August 28 courtesy of Nifty Thrifty.

Interested? Please contact Lynda Schwindt at 253-278-3634 or ilnboys123@gmail.com.



EPAC (Emergency Preparedness Advisory Committee) Tracey Lopez, Chair



NEIGHBORHOOD WATCH

Some Alderbrook residents have recently expressed interest in a Neighborhood Watch for our community. Based on findings shared during the Strategic

Planning Workshop held recently, crime remains a low priority for Alderbrook. As development increases within Mason County crime prevention may become a higher priority.

Neighborhood Watch is an international program focused on education and common sense. It teaches citizens how to help themselves by identifying and reporting suspicious activity in their neighborhoods. Neighborhood Watch groups typically focus on observation and awareness as a means of preventing crime and employing strategies from simply promoting social interaction and "watching out for each other" to active patrols by groups of citizens.

Most neighborhood crime prevention groups are organized around a block or a neighborhood and are started with assistance from a law enforcement agency. Volunteers who donate their time and resources are typically at the center of such programs, since many do not have a formal budget or source of funding.

One study (Garofalo and McLoed, 1988) found that most Neighborhood Watches are located in areas that contained a high percentage of single-family homes, little or no commercial establishments and residents who had lived at their current address for more than five years. This study also found that most of the programs used street signs to show the presence of the program to potentially deter any would-be criminals.

While criminal activity/behavior continues to remain a low priority for our community, education on how to report suspicious activity will help ensure that it remains a low priority. More on this in a future article.



Aerification of the Golf Course began March 28









From the Head Golf Professional, Grant Cation

headpro@alderbrookgolf.com



As this month's *Foremast* comes out Chad and his crew will be finishing up the aerification process. I would like to remind members to take advantage of playing our reciprocal courses while we aerate our greens or any time throughout the season. The golf shop must be the one to call

on your behalf to set up your reciprocal tee time. There's no green fee cost to you, but players will have to pay for a cart if planning on riding.

To officially kick off the season before aeration we had our annual Ball Buster Tournament on March 25. The Ball Buster continues to grow in participation as this year we had 34 teams for a total of 136 players for this fun and challenging event. The Overall Gross winner with a gross 66, and a skin on #14 - eagle, went to member team Dylan & Eric Kinney, Dalton Emerson and Joe Nys.



The Ball Buster Overall Net with a net 59 went to member team Mike Dexel, Chris Murphy, Ben Stencil and Tracey West.



Damian and I had a little too much fun setting up this year's tournament, as this tournament is one of our favorites to run. We would like to say thank you to everyone who played this year! It is our goal to increase the entry fee every year to provide better payouts as the field has grown tremendously over the last few years. (Next pg for more results.) Upcoming Events:

- April 5 we will have a fun Masters Par 3
 tournament in honor of Master Week! We will
 have the course set up as a fun 9-hole
 executive course. This will be an individual
 stroke play event. We will do a 2 p.m. shotgun
 start and entry fee is \$20 per player. Signup
 sheet will be on the Golf Shop Bulletin Board.
- Due to high and fun demand of our last Ladies Wine & Nine, we will host another on April 19.
 The cost associated this time will \$30 per lady and we will do another 2:30 p.m. shotgun followed by food and a glass of wine of your choice. Signup on the Golf Shop Bulletin Board.

Damian and I are proud to introduce Full Swing Launch Golf Monitors to Alderbrook. With the Full Swing Launch Monitor, we can provide better lessons and proper fitting experience. It provides 16 data points including club speed, ball speed, spin rate, attack and launch angle. We can utilize this data to provide more insight to improve your swing in lessons but more importantly use the data points while doing fittings to ensure the club and golf shaft is the right fit for you. We now offer a wide selection of demo clubs (drivers, woods, hybrids, wedges and putters) from the new Callaway PRYDM, Srixon Fast Fit Driver Kit, Ping and Titleist. If you would like to be fitted, contact Damian or me to set up an appointment. The cost to get fitted with the Full Swing Launch Monitor will be \$60, but if you end up purchasing the equipment from the fitting, the fitting cost will be waived. We will also have the opportunity during the upcoming winter months to set up Full Swing inside as an indoor golf simulator if the course is closed due to snow. Members and guests will be able to rent the Full Swing by the hour. Pricing and more details regarding the Full Swing Monitor during the winter will come out later.

Hope to see you on the course!



1st Flt Gross 67 & Hole #1 - Eagle

Jerry Cassel, Bryan Ballard,

Justin Robinette, (Jerry Fox -

photo bomb), Shawn Rockey

Ball Buster Tournament Continued from previous page

2nd Flt Gross 73 Mark Peterson, Kelly Evernden, Brian Nash, Doug McLaughlin



Colby Fuller, Vance Tokita, Steve McKeone Javton Rasmusson



1st Flt 2nd Net 63 Kevin Eucker, Chris Cook, Tyler & Jill Fairchild



the same tee boxes as the men!



Hole #4 Skin -Birdie Jim & Dan Hill, Ryan Moore, **Brad Smythe**

Hole #2 Skin - Birdie Jeff Wadeikis, James

Pike, Dave Goodman,

Tony Komomua

Penny Shelton, Colleen McEachin, Jan Fitzgerald & Martha Pauley win the woman's division.

Shoutout to the three full ladies teams in the tourney, who hit from





Steve Carley, Jim Robertson, James Griggs, Charles Tichenor

Hole #11 Skin - Birdie



March 14 Couples Tournament Continued from previous page



Operation 36

Although it was a chilly, windy day at the Golf Range when Operation 36 began, the crowd of 24 new golfers enthusiastically joined in the first lesson. The Operation 36 Golf Program is the most effective golf program to teach beginners to learn to play golf. The program will run for eight weeks.





Men's Club News By Mark Maxfield, Secretary

mensclub@alderbrookgolf.com

Michael Johnston, Pres | Kevin Oakley, Capt | Dan Nicholsen, Asst Capt | Mark Maxfield, Sec | Ladd Dooley, Treas | Sandy Dunsire, Handicap



Are you excited for a new season? I hope so because we have made some improvements to the upcoming season while keeping the best events from the past. The new schedule is posted on the Men's Club bulletin board. I hope you have paid your \$70 for the Men's Club and USGA GHIN handicap fees. It's not too late. Here we go.....

On Wednesday, April 5, the Men's Club will tee off at **9 a.m.** for a regulation 18 hole Medal Play event. Later, the Golf Shop is running a Masters Par 3 event at 2 p.m., after the regular Men's Club event.

Our First Men's Club meeting will be held on Wednesday, April 12 at 9:15 a.m., with medal play to follow at 10 a.m.

New Home & Home and 4 Course Challenge Schedule

Kevin Oakley has been very busy negotiating new venues for us in the Home & Home and 4 Course Challenge events. We hope you like and will participate in the following offerings:

| | 10 | H & H vs Lakeland Village at AGYC | |
|--------|----|------------------------------------|--|
| May | 17 | H & H @ Lakeland Village | |
| | 18 | 4 Course Challenge @ FairWood CC | |
| | 2 | H & H @ High Cedars in Orting | |
| June | 9 | H & H vs High Cedars @ AGYC | |
| | 15 | 4 Course Challenge @ Kitsap CC | |
| | 12 | H & H @ Auburn GC | |
| July | 13 | 4 Course Challenge @ Twin Lakes CC | |
| | 19 | H & H vs Auburn at AGYC | |
| | ? | H & H @ The Classic in Lakewood | |
| August | ? | H & H vs The Classic @ AGYC | |
| | 18 | 4 Course Challenge at AGYC | |
| | | | |

Snow King Results



Snow King

| Michael Johnston | | 268 |
|---------------------|---|---------------------------------|
| Flight 1 Winners | Justin Robinette Mark Maxfield Dan Nicholsen Mike Lambert James Kincaid | 272 272 273 280 280 |
| Flight 2 Winners | Richard Ives Dan Stainbrook Ken Turrell Jake Hendricks Tom Hoshikawa | 272 276 281 283 285 |

Total Payouts: \$420

The recently purchased pitching/ chipping targets are now installed at the driving range. Please remember that they have been placed at the 50, 75 and 100 yard distances, measured from the newly installed white post in the center of the tee boxes. Fire away!

| Recent Results: | | | |
|--------------------------|----------|------------------|----|
| March 8 Medal Play | Flight 1 | Justin Robinette | -4 |
| March 15 | Flight 1 | Bob Hurst | 35 |
| Points | Flight 2 | Richard Turnbull | 36 |



Other Golf News

A typical Friday after Wally's Game



Wine and Nine





Ladies Club News By Char Edwards, Assistant Captain

ladiesclub@alderbrookgolf.com

Terri Stamper-Capt | Char Edwards-Asst. Capt | Judy Hartford-Sec | Eileen Baumgardner-Treas | Penny Shelton-Handicap | Kelli Bailey-Past Capt

















WOO-HOO, opening day is just around the corner. Spring is here, only have good thoughts for GREAT weather this April!

OPENING DAY April 11: Look for the sign-up sheet in the ladies lounge. This will be a nine hole scramble at 9 a.m., shotgun start. Lunch and meeting following the scramble, about 11:30 a.m. Lunch cost is \$22.

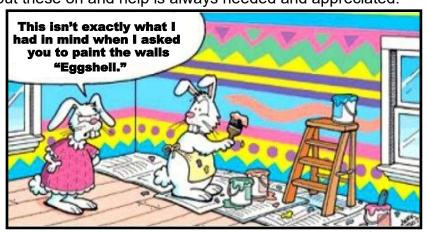
New members will be announced at the meeting and receive their goody bag. We will also be passing out revised bag tag rules that include the more common rule violations and their associated penalties. The new updated Ladies Club booklet will also be passed out that day.

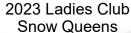
SNOW QUEEN winter tournament was a hit this year! The month of January really had some good weather to get a few rounds in too. Congratulations to Kelly Haupt and LaVerna Taylor. See results to the right.

NEW MEMBER MEET and GREET April 6 at 3 p.m.

A special invite has gone out to all new members, but all members are welcome to join us. We will be introducing our golf buddies for the 9 holers and 18 holers. We will do a walk through of how our Tuesday and Thursday game days are played. Hopefully, it will help to alleviate those jitters a lot of us had on our first day.

Please remember to stop in the ladies' lounge to check out the tournament committee list. Remember it takes a village to put these on and help is always needed and appreciated.







Flight 1

| Place | Name | Score | Payout |
|-----------------|----------------|-------|--------|
| 1^{st} | Kelly Haupt | 141 | \$60 |
| 2^{nd} | Randi Thurston | 144 | \$45 |
| 3^{rd} | Lynda Schwindt | 146 | \$35 |
| 4^{th} | Chris Foster | 147 | \$25 |
| 5^{th} | Kay Shin | 148 | \$20 |
| 6^{th} | Teri Chihara | 149 | \$15 |

Flight 2

| Place | Name | Score | Payout |
|--------------|----------------|-------|--------|
| 1^{st} | LaVerna Taylor | 141 | \$60 |
| 2^{nd} | Judy Hartford | 144 | \$45 |
| $3^{\rm rd}$ | Paulette Paris | 147 | \$35 |
| 4^{th} | Tracy Lopez | 147 | \$25 |
| 5^{th} | Kelli Bailey | 148 | \$20 |
| 6^{th} | Denise Neshem | 151 | \$15 |



Building and Architectural Committee By Rhonda Westover, Co-Chair



Summary of B&A monthly meeting held on Monday, March 13.

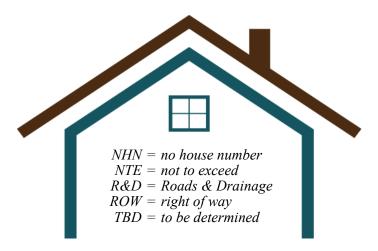
Minutes from previous meeting approved and available on AGYC website.

New/Held-over Projects (8)

- ⊕ 80 Country Club Dr E fence slats and exterior paint
- 90 Country Club Dr E privacy screen additional information requested; <u>postpone</u> to Aug., Sept., Oct., Nov.; holding for submission of alternate plan; <u>postpone</u> to 1/23, 2/23, 3/23
- 181 Country Club Dr E exterior paint
- 20 Country Club PI gazebo for hot tub
- NHN Paint Brush Ln (Quilcene) new home
- 81 Vine Maple Ln new rear deck 14'x15' extension variance <u>postpone</u> to Sept., Oct., Nov., Dec.; need to locate rear property corner; <u>postpone</u> to 1/23, 2/23, 3/23

Addendum Items (4)

- 141 Blackberry Ln 8'Lx7'Wx6'H fenced, raised wood and hog wire garden bed with 2' variance of 5' side setback
- ☐ 141 Fir Tree Ln partially reroute gravel path from neighbor's lot to golf course
- ☐ 131 Hemlock Ln landscape plan, revision to parking area from 21'W concrete pad to 17'W concrete pad and 4'W gravel pad



New Business/Discussions

- a. Fence policy review existing and discuss possible revisions
- b. AGYC Opening meeting act requirements (Bylaws, Article VIII, Code of Conduct)
- c. Schedule Committee training workshop to review guidelines, processes Monday, April 17

Old Business (3)

- a. Storage/RV discussions with Mason County; share Union Storage information with HOA Board; clear, site grading and fencing estimate in progress from Hanson Construction (Wesley)
- Solar panels/arrays discuss revisions proposed by HOA Board at 2/22/23 meeting; review revised policy regarding street-facing and golf course-facing panels, indemnity provision
- c. Drainage/culverts/stormwater management -Driveway projects require 12" culvert, unless insufficient elevation is determined by R&D Committee after on-site visit.

Concrete is prohibited on (1) HOA-owned property over ROW and (2) over drainage/utility easements. (ROW is area between a parcel's legal front property line to roadbed; 5' drainage/utility easements are recorded on the side and rear property lines of each parcel at Alderbrook. Only soft scaping, asphalt or gravel may be used on ROW, sloped below the existing roadbed for safety and emergency.)

Next meeting: **April 10 at 10 a.m.** Applications for April agenda due to Business Office no later than April 3.

AGYC Members are welcome to join the Committee meeting in person.

The link for Zoom and draft agenda are sent by HOA eblast the week before the meeting. If you have comments or questions about new or pending projects at Alderbrook, please contact Committee Co-Chair at RhondaAtAlderbrook@gmail.com, any B&A Committee member or Trisha in the AGYC Business Office.





LANDSCAPING IDEAS AND PROJECTS

What do I need to do?

Springtime is here, with daffodils, hyacinths, crocus and landscape plans popping up all over the community. So what are the "Guidelines" for landscape plans at Alderbrook? Here's a quick recap, depending on whether you have a new home or are improving the landscaping of an existing home.

NEW HOMES - If you are the proud owner of a new home, congratulations - and welcome to Alderbrook! The policy states:

Appendix D, Section IX. LANDSCAPE PLANS

- No later than nine months after starting construction, the owner must submit a landscape plan for B&A Committee approval. All disturbed areas must be replanted. Bark covering and gravel alone will not be sufficient. Landscaping with a northwest theme is recommended.
- 2. Basic landscaping must be completed within one year of completion of construction as defined below or two years of issuance of the Construction Permit, whichever occurs first.
- * Does my landscape plan need to be approved? Yes, landscape plans must be approved by B&A prior to beginning work. Applications are available at the AGYC Business Office or from any B&A member.
- * What needs to be included in my landscape plan?
 A landscape plan covers plants, trees, creek beds and ground covers, as well as any yard improvements, such as fences, retaining walls, gazebos, decks, garden areas, patios, sheds and fire pits. If you are unsure, call the Business Office for help.
- * What should my landscape plan look like?

 A landscape plan may be as basic as a hand-drawn map of your lot and home, up to a professional landscape plan/design.
- Is there a timeline for submitting and completing my landscape plan?
 YES! Basic landscaping plans must be submitted within nine months of construction start, and

Continued from previous page

landscaping must be completed within one year of construction completion.

EXISTING HOMES - If you are ready to update, upgrade, renew or revitalize your home's landscaping, B&A is here to help you wade through the paperwork! The policy states:

Appendix D, Section XII. IMPROVEMENT OF EXISTING HOMES.

- 1. An AGYC permit is required for any ... landscape project that involves excavation of dirt, building any structure, constructing any wall or fence, altering driveways or creating any entry or pathway to a home.
- 2. Landscaping improvements done to update or renew existing features do not require an AGYC permit unless one of the following is included in the scope of the work:
 - a. Any project that requires three or more yards of concrete, such as an extension of a driveway or patio.
 - b. Erection of any wall greater than four feet in height.
 - c. Excavation or grading for any project that may alter the topography in such a way that drainage is affected.
 - d. Any planting or structure that could affect neighboring sight lines, play on the golf course or is aesthetically obtrusive.
- 3. In general, all of the conditions contained in these Guidelines for new construction apply to remodels or other improvements/modifications to a currently developed property. The B&A Committee, however, will consider the extent of such improvement when reviewing the materials submitted with an application for a construction permit.

B&A's job is to help you realize and/or update the home of your dreams, while complying with the HOA Construction Guidelines.

If you have <u>any</u> questions, we are here to help you. Contact any member of the Committee, or Trisha in the Business Office, if you have any questions. B&A Committee volunteer members are Steve Clair, Margaret Collison, Sharon Ferguson, Wayne Haesel, Rayni Lambert, Amanda Montgomery, Ron Warren, Dan Wesley and Rhonda Westover.

AGYC INFRASTRUCTURE PROGRAM

DASHBOARD

MAR-2023

There is no report this month.



Strategic Planning Committee By Ian Roberts, Chair 503-341-6400 ianzroberts@yahoo.com

AGYC Strategic Planning Community Workshop and Community Survey



Thank you to the 40-plus members who participated in our Community Workshop on March 19. We developed many excellent ideas for



future discussion as we envision AGYC in ten years. This very productive workshop is an example of how we as a community can come together for the betterment of all. Most importantly, these ideas were prioritized by the group to provide a sense of which ideas matter most to our community.



The workshop was a valuable exercise that, in conjunction with the information furnished by the recent community survey (see summary following),

will help to provide the priorities in developing our AGYC 2035 plan.

The Strategic Planning Committee has collated the ideas and comments discussed at the workshop and will analyze these results to present Phase Two of our Strategic Plan to the Board of Directors at its May meeting. Many of these ideas track with the results from the community survey. This information will also be presented at the HOA Annual Meeting on June 4.



A special thank you to AGYC member John DeLeva for moderating this workshop. John kept the session on task and enjoyable.

Prior to the workshop, the Strategic Planning Committee sponsored a community survey to gauge members' views and sharpen the focus of the ten-year Strategic Plan. These periodic surveys allow us to see how community thinking has evolved and demographics have changed. The results, along with past surveys, are posted on the member side of the AGYC website for your review. Contact us if you have any questions.

Here is a summary of the survey results: 275 responses were received (47%) from the dues-paying members (one survey per lot).

⇒ 52% of our members have lived here five years or less while 22% have lived here more than 15 years. 26% have lived here between six and 15 years. Most (79%) are full-time residents while



Strategic Planning Committee Continued from previous page

- 11% are occasional or weekend residents and only 3% are non-residents.
- \Rightarrow 58% of our members are in their 60's or 70's while 17% are in their 50's and 9% are in their 80's, 12% are between 20 and 40. Our demographics are slowly shifting to a younger average age. 67% of our members are retired, an increase of 5% since 2019, 20% of our members are still working,
- ⇒ 82% of our members have at least one golfer in the household while 18% do not golf.
- ⇒ 51% of our members want to expand facilities and amenities over the next 10 years, as our community grows, and 44% want to maintain the current facilities without major changes. Newer members are much more interested in

- expanding the facilities than longer-term members.
- ⇒ Over 90% of our members place a high premium on the preservation of our wooded environment, rural atmosphere and green
- ⇒ 71% of our members would like to pay off the golf course loan in June 2025 while 23% want to refinance. 65% favor a Special Assessment to do so.
- ⇒ 96% of our members feel safe at AGYC. 56% cited forest fires as their chief concern. Traffic was the runner-up at 37%.
- ⇒ 60% of our members favor more public use of our facilities while 35% do not.

Activities Committee - Card Making

Twelve ladies met on Wednesday, March 22 to socialize while making birthday cards under the instruction of Debbie Flattum. Catherine Hensen Debbie Flattum Angela Davila Terri Webby Sue Fulcher Edie Reclusado







Come and join your neighbors on April 6 at 4 p.m. in a fast paced dice game called Bunco, played with groups of four trying to score points while taking turns rolling three dice in a series of six rounds. A bunco scores maximum points and is achieved when a person rolls three-of-a-kind and all three numbers match the round number. You are assigned a table and moved to a new table each round.

AGYC Bunco starts with a few rounds, then breaks for dinner, followed by the remaining rounds.



Laurie Wadeikis



Don & Marlys Link, Marcia Boyd









Activities

Continued from previous page



Eat a little~talk a little~drink a little

Come join us for teas

+ tasty edible treats.

Just in time for Mother's Day





Saturday, April 22

11:30 a.m. No host bar | 12 Lunch | 1 Fashion Show

Alderbrook Golf Clubhouse 330 E Country Club Drive E, Union, WA

Advanced reservations required!
Purchase tickets at:
Cameo Boutique 360-898-3200
AGYC Business Office 360-898-2560 ext 2

\$30 Cover Charge, includes lunch





▶ Continued from previous page





The Emcee Ryan Garrett



Next Trivia Night - April 20, 5 - 7 p.m.

'May 6, 2023'

Alderbrook Golf and Yacht Club Clubhouse

PURCHASE YOUR TICKETS ONLINE



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Open House for

Alderbrook Golf & Yacht Club Members





Speaker Series 2023

MASON CONSERVATION DISTRCT

"CREATING A SUSTAINABLE HABITAT"

PRESENTED BY JACOB MURRAY & NICK SCHNEIDER

DATE: Tues, Apr 4, 2023

TIME: 5:30-7:00PM Union Fire Hall

50 E Seattle St, Union

Back Gord

Dackyard Tardening
Topics include growing fruits, vegetables, trees

and flowers while encouraging pollinators and being environmentally conscious.

Sustainable plants

Use of best practices for maximizing your properties potential in a residential setting by including native plants that are drought and wetland tolerant.

Shoreline Friendly

Shore Friendly Mason Program - an incentive program for private landowners of marine shorelines in Puget Sound with the goal of restoring shoreline habitat for fish, wildlife and the community.



https://www.masoncd.org

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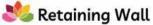






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As a resident of the Alderbrook community, you know what a wonderful place it is to play, gather and relax. It's easy telling family and friends how much you enjoy it—and now you can enjoy a \$1,000 referral reward when someone you refer purchases a new Alderbrook Properties home.

If you are a property owner and/or a member of the Alderbrook Homeowners Association, you can receive a \$1,000 referral reward when someone you refer purchases a new Alderbrook Properties home.

Just complete the information below and return it to the Alderbrook Golf Clubhouse office before the person you refer signs an Alderbrook Properties purchase agreement.

We look forward to being in touch!

| Referred by: | Referred to Alderbrook Properties: |
|--------------|---|
| Name | Name |
| Address | Address |
| Email | Email |
| Phone Number | Phone Number |
| | Preferred communication mode (if known) |
| | |

871 East Beach Drive, Union, Washington 98592 | 360.898.0055 (Option 1) www.AlderbrookProperties.com | info@alderbrookproperties.com

Home Tours:

Our home tours are in-person and 1:1. They must be pre-arranged at least 24 to 48 hours in advance.

Please contact Emily Reed via phone at (360) 898-0055 (option 1) or

by email at info@alderbrookproperties.com.

Complimentary golf passes are available to those who pre-schedule!

Only property demons in the Alderbrook community are eligible to receive the referred \$1,000 reward. You must be 18 years of age or older to participate. Notification of the referring party must be given by the referred buyer or the referring party to Alderbrook Properties prior to the referring party to Alderbrook Properties prior to the referring party within 15 days on the final closing date of the home sale. One reward per referral, one referral pury from purchase. There is no limit to the number of referral rewards that can be earned by an Alderbrook property owner and/or member of the Alderbrook Home Owners Association. Employees of Alderbrook Properties are not eligible for the referral reward. Real estate agents involved as the sale broker are not eligible for this offer.

Program start date February 1, 2019 and subject to carcellation by Alderbrook Properties at any time.



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Sasquatch in last issue is on cover.

Unless otherwise noted, all locations are in the Clubhouse.

Golf Shop & Annex 8am-5pm

| The same of | | 4 > | 8am-5pm | | | |
|---|--|--|--|--|---|--|
| 100 | 3000 | | Restaurant and Loung | ge Hours | | SAT 1 |
| 1 | | Sunday Monday Tuesday-Wednesday Thursday-Saturday | 11am-4pm Walkup Bar Service, Hot Dogs, Sandwiches, Chef Salads, Snacks in Lounge 8am-5pm Sandwiches/Beverages in Golf Shop 11am-6pm Standard Bar and Meal Service 11am-7pm Standard Bar and Meal Service | | | Organic Collection Site (OCS) 9-11am Pickleball 10-11am Wickiup |
| SUN | MON | TUE | WED | THU | FRI | |
| 2 | OCS 9-11am Mahjong 1-4:30pm | Table Tennis 9-11am Annex Strategic Plan Mtg 4pm HCIC Speaker Series 'Sustainable Habitat' 5:30-7pm Union Fire Hall Poker \$5 7-9:30pm Annex | Men's Club 9am shotgun Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm Masters Par 3 Tourney \$20 2pm shotgun Activities Cmte Mtg 3pm | Table Tennis 9-11am Annex Duplicate Bridge 1-4pm Annex Ladies Club 'Meet & Greet' 3pm Yacht Club Mtg 4:30pm | Dominoes 2-5pm Reservation for Easter Buffet due | Pickleball 10-11am Wickiup Karaoke 5:30-9pm |
| Easter Buffet 10:30am- 1:30pm | OCS 9-11am Mahjong 1-4:30pm B&A Mtg 10am Golf Cmte Mtg 1pm | Ladies Club Scramble 9am, lunch 11:30am, meeting Table Tennis 9-11am Annex Golf Course Master Plan Presentation to Board 1pm Poker \$5 7-9:30pm Annex | Men's Club Mtg 9:15am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm H&F Mtg 3pm Annex Poker Room Welcoming Cmte Mtg 4:30pm | Table Tennis 9-11am Annex Duplicate Bridge 1-4pm Annex Bunco \$10 4-7pm Hood Canal Sch Bd Mtg 5:15pm Sch Lib | Dominoes 2-5pm | Scotch Broom Cleanup Event 9-11am Location TBD Community Garden Work Party 9am Budget Workshop with Board 10am-12 noon Pickleball 10-11am Wickiup |
| Deadline for Member Directory updates | OCS 9-11am B&A Cmte Workshop 10am-noon Mahjong 1-4:30pm Yacht Club Event - Appetizers 4-6pm | Ladies Club Clinic 9am Ladies Club Golf 10am Table Tennis 9-11am Annex Green Cmte Mtg 2pm Lions Club 5:30 Poker \$5 7-9:30pm Annex | Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-2:30pm Annex Mahjong 1-5pm Wine & Nine 2:30 shotgun \$30 Alderbrook Dems 3pm Annex Environment Cmte 3:30pm | Deadline for Nominating Cmte Petition Table Tennis 9-11am Annex Duplicate Bridge 1-4pm Annex Trivia Night 5-7pm | Dominoes 2-5pm | Pickleball 10-11am Wickiup Spring Fashion Show 11:30am - no host bar, 12pm - lunch, 1pm - show |
| 23 | OCS 9-11am Mahjong 1-4:30pm | Ladies Club String Tourney 10am Table Tennis 9-11am Annex Poker \$5 7-9:30pm Annex | Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm Board Mtg 6pm Clubhouse and Zoom | Table Tennis 9-11am Annex Duplicate Bridge 1-4pm Annex Hood Canal Sch Bd Mtg 5:15pm Sch Lib | Dominoes 2-5pm Cameo Boutique Open House 5-7pm | Pickleball 10-11am Wickiup |
| 30 | May 1 Garden Opens | | | | | |