

# Foremast

May 2023

Alderbrook Golf & Yacht Club

EST. 1965



The History of Alderbrook Golf & Yacht Club is explored in a three-part series in this publication. Part Two begins on page 10. This 1962 photo shows the primeval forest encountered by the construction crew building the golf course. Seen here is what would become the 7th tee looking down the “fairway-to-be.”

*(Photo courtesy of Chad Johnson's Collection of Old AGYC Photos)*

## Remarks from General Manager, Jason Reehm


[gm@alderbrookgolf.com](mailto:gm@alderbrookgolf.com)



Hello AGYC,

I am really excited to see some sun finally showing up. We had a fantastic weekend in the restaurant and on the course. We have a lot going on the food and beverage (F&B) side and we are excited to start rolling out our changes in the weeks to come. Our new menu for the restaurant as of now will go live on Tuesday, May 16.

The new communication boards are up in the Golf Shop and the Clubhouse hallway and have received a lot of positive feedback. These are updated frequently, so the community is always in the loop. If there is an event that needs to be featured on the TVs, please send it to me directly and I can update it.

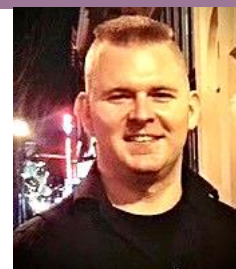
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Remarks from General Manager

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We have some great news to share with everyone! Ryan Garrett who is working in the Golf Shop and hosts trivia will start working in the restaurant as a shift supervisor starting May 6. Ryan has a lot of F&B experience and I am happy to have his help moving forward. Welcome aboard Ryan!



Mother's Day is Sunday, May 14; please make your reservations now as we look to honor all the moms in our community. See menu below.

AGYC Mother's Day Buffet



Sunday, May 14
10:30 a.m. - 1:30 p.m.
Reservations to Trisha by Friday, May 12
360-898-2569 ext. 10

Assorted Baked Sweetbreads
Fruit Salad, Cucumber Tomato Salad, Caesar Salad

Scrambled Eggs, Eggs Benedict
French Toast, with Warm Maple Syrup
Bacon and Sausage
Buttermilk Biscuits with Sausage Gravy

Carved Baked Ham, Roast Strip Loin of Beef
Cod Anglaise with Lemon Caper Sauce
AGYC Spring Vegetable Medley
House Red Potatoes

Strawberry Cream Cake
Warm Berry Cobbler
Pecan Bars



Adults: \$30 Children: \$15 (5 to 12 years)

Golf Course Master Plan



At a well-attended Board of Directors workshop on April 11, Chad Johnson (right) introduced Golf Course Architect Jeff Mingay (left), who gave a presentation on the purpose and benefits of having a Golf Course Master Plan. Such a plan helps a golf club anticipate and schedule maintenance and renovation over the long term. Jeff reviewed the scope and components of a Master Plan and answered questions from the Board and the audience.

Jeff had earlier submitted a bid of \$50,000 for a Master Plan for AGYC. He has frequently worked on courses in the Pacific Northwest and has led golf course design and construction projects in the U.S. and Canada since 2009. (See p. 7.)

Garage SALE!



Alderbrook Community Garage Sale

Friday, Aug. 25 & Saturday, Aug. 26
9 a.m. to 2 p.m.

\$15 to Participate & "Get on the Map!"

Contact Lynda Schwindt at

Phone: 253-278-3634

E-mail: jlnboys123@gmail.com



## “Meet the Candidates” Forum May 21

By Eileen Baumgardner, Nominating Committee Chair

The biographies of the four community members – Bill Holtz, Dan Nichol森, Ian Roberts and Rhonda Westover – who are running for one of the two open positions on the Board of Directors are included below. They will also be mailed to all eligible AGYC members along with the ballot.

The “Meet the Candidates” forum has been scheduled for Sunday, May 21, 2023 at 3 p.m. at the Clubhouse. At the forum there will be an opportunity for community members to pose questions to the candidate pool.

See you at the forum!

### Candidate Bill Holtz



Hello, I am Bill Holtz. In deciding to run for reelection to the AGYC Board of Directors, I am committed to the future of this great community. As I promised when I first ran for the Board, the financial health of the homeowner’s association, and recovering from the ongoing healthcare crisis would be first and foremost. My focus has been on paying down our current loans, making sure bills are paid on time, and securing a bright future through prudent investment in our community.

Born in 1957 to parents that owned movie theaters and later a cocktail lounge, I spent my formative years in Sacramento, California. With my three brothers, we played a lot of baseball, and were tutored in the virtue and honor of public service. My father was a city councilman, and always put the community, and his children’s education ahead of himself.

I have earned three degrees; a bachelor of arts in Economics, a Masters of Business Administration with a Finance concentration and a bachelor of science in Accounting. Although never becoming a licensed CPA, I did pass the CPA test, scoring in the top 2%.

My work career started with managing my parent’s cocktail lounge and restaurant while I was in college. I had other jobs in accounting and finance during this period. While in graduate school I worked at the California Energy Commission where I forecast electricity prices. In December, 1988, I became a paralegal/auditor for the California Department of Justice in the Consumer Fraud section (3 years). My 32 years with DOJ included positions as budget analyst/manager (4 years), organizational auditor (1 year), contracts and purchasing manager (5 years), departmental services manager (procurement, facilities, telecommunication, training, warehousing, print shop) (12 years). In the 10 years since my retirement, I have continued to work for the DOJ as a conflict of interest and ethics training filing officer and program developer. My career at DOJ has taught me skills in the management and effective operation of large operations and a diverse workforce.

My wife Kelly and I have been married for 13 years, and between us have 6 kids and 11 grandkids. We moved to AGYC and Union WA in 2016, and have loved every minute of it. Both of us feel it is important to be involved in the community, and have done just that. I have chaired both the AGYC Finance and Strategic Planning Committees, and am a member in the Hood Canal Lions club, the AGYC Men’s Club, and am a past Commodore of the AGYC Yacht Club. We plan to spend the rest of our lives here at AGYC, so have a vested interest in the future of our HOA and community. We love the natural beauty, the variety of activities, and most importantly the people that live here. The many friends we have made here are a constant blessing and something I am committed to protect.



# MEET THE CANDIDATES

Continued from previous page

## Candidate Bill Holtz continued

I stand by, and am active in both the Strategic Planning and Finance Committees. My efforts are comprised of three primary objectives. First, achieving financial security by ensuring the reserve fund is adequately funded and managed. Second, the maintenance and showcasing of the golf course as the anchor to the community. Lastly, the development of a Master Plan for the community to plan and execute the details to protect open spaces, ensure ongoing beautification projects, create useable strategies for our amenities in the future, and to support future plans to serve a growing community with changing demographics. It is critically important to protect and smartly use our reserve funds, and do everything we can to pay down our current loans before taking on any new projects or capital expenditures.

In deciding to run for the Board here at AGYC, I am committed to the future of our great community. My decisions will emphasize protection of our neighbors and the assets of the Association. I have worked with our current Board and our GM to do just that, and will continue to look forward to a bright future.

## Candidate Dan Nichol森



My wife Kathy and I moved to Alderbrook in March of 2020, after originally seeing this place for the first time in September of 2018 while looking for our retirement community. This was the 1<sup>st</sup> of three communities that we were scheduled to see, however - it was also the last. After visiting this community and seeing its natural beauty and meeting a few of the friendly residents that day, we KNEW without a doubt that this is where we wanted to call "Home" and had no desire to look elsewhere. We originally moved into a home on Country Club Dr. E in 2020, then in 2021 we decided to sell that house and build our dream home overlooking the 7<sup>th</sup> fairway, which was completed in November of 2022.

I was born and raised in Washington, attended kindergarten through high school in Kalama, where I graduated in 1977. I later attended Lower Columbia Community College in 1980 - 1982. I then transferred to Southern Oregon State University, where I graduated in 1984 with a BA in Education.

### EXPERIENCE:

My professional career began in Education at St. Mary's High School in Medford, OR. I later moved to Albany, Oregon where I spent 9 years, teaching Special Education as a resource officer. In addition, I coached Baseball, Basketball and Football at South Albany High School.

In 1996-1998 I was employed by Veriteq in Corvallis, OR; fabricating and installing Hi-Tech plumbing for Wet Etch systems.

I was later employed by Omega Morgan in 1998, working on awarded contracts from Intel on Hillsboro and Aloha, OR campuses - until I retired in 2020. My career there began as a Journeyman, I was later promoted to Foreman in 2002. In 2007 I was promoted to General Foreman, during which time I served as a consultant to Intel Israel for 3 months. Then in 2010 I was promoted to Senior General Foreman, a position held until 2020 when I retired. As Senior General Foreman, I bid, budgeted and oversaw multi-million-dollar projects at various Intel campuses.



# MEET THE CANDIDATES

Continued from previous page

## Candidate Dan Nichol森 continued

### AGYC Involvement:

- Member of Golf Committee 2022 – 2023
- Co-Chairman of Skipper & Mate golf tournament 2022
- Men’s Club Handicap Chairman 2022
- Chairman of Skipper & Mate golf tournament 2023
- Men’s Club Assistant Captain 2023
- Volunteered for Activities Committee as needed 2021-2023
- Volunteer Flagger for ACYC Road Paving projects 2020-2023

We are very fortunate to live in this wonderful community. To maintain the integrity of our environment, I believe both change and preservation are needed. Our community is continually growing; and with that growth, planning, communication and financial responsibilities are essential. Given the opportunity, I would be honored to have your vote in representing the members of AGYC.

## Candidate Ian Roberts



Prior to my retiring in 2014 my career was spent in senior management positions for capital equipment companies serving the semiconductor and electronics industries. In these positions I was responsible for directing sales, customer service and application engineering organizations; development of strategic planning; and the development and implementation of corporate policies, procedures and processes.


For the past five years I have served on the Finance Committee and the Strategic Planning Committee, which I currently chair, as well as other Ad-Hoc committees.

During my participation in these various committees, I have learned a great deal about the challenges our HOA faces. Items such as our roads, our finances, and our golf course and restaurant businesses. The AGYC Surveys we developed in the Strategic Planning Committee provided valuable information as to the prevailing attitudes of the community, especially in regard to these challenges.

My priorities as an AGYC board member, if elected, would be the following:

- Ensure we remain financially viable.
- Focus on the prevailing needs and opinions of our community.
- Set priorities to address and resolve our challenges in as timely a manner as possible.
- Move in a direction that reflects the objectives of our strategic vision and plan.

Thank you for your consideration.

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# MEET THE CANDIDATES

Continued from previous page

## Candidate Rhonda Westover



### PERSONAL PROFILE

I grew up in a small Oregon town, attending community college a couple years in Salem, before moving to Anchorage, Alaska, where I met my husband, and we lived until retiring to Alderbrook in May 2011. While in Anchorage, I worked full time at a law office while completing my BA degree at University of Alaska, Anchorage (Summer '81), and earned my law degree at Willamette University, Salem OR (J.D. '84). I also served in the U.S. Army Reserves, 871st Engineer Co., Fort Richardson, AK ('77-'80).

### EMPLOYMENT & PROFESSIONAL AFFILIATIONS

- Dept. of Law, Municipality of Anchorage - March 2000-May 2011
  - \* Deputy Municipal Attorney, Chief of Civil Division, 2003 - 2011
  - \* Senior Ethics & Training Officer, 2007 - 2011, appointed by Mayor Sullivan
  - \* 2010 Public Service Award recipient, Mayor Dan Sullivan

Sole Proprietor/Business Owner, Law Office 1995 - 2000  
 Alaska Bar Association 1991-present (currently retired/inactive status)  
 Anchorage Bar Association, Board of Directors 1996-2011, President 1998-99  
 International Municipal Lawyers Association (IMLA), Alaska State Chair 2007-2010

### COMMUNITY SERVICE Alderbrook:

HOA Board: Elected 2013; Vice President 2014-16; President 2016-19  
 B&A Committee: HOA Liaison 2017-19; Chair 2019-22; Co-Chair 2022-present  
 Also served on Adjudication, House & Facilities, Nominating and Roads Committees  
 Ladies Club: 2011-15; Board member 2012-15; Captain 2014  
 Yacht Club: 2011-15; Treasurer 2012-15

### General Local & State Community Service:

WA State Women's Public Links Assn (WSWPLA): Co-Trustee 2018-present  
 NW Municipal Clerk's Institute: Instructor 2011-present  
 Anchorage South Rotary: 1997-2011; Board of Directors 1997-2005  
 Blood Bank of Alaska: Board of Directors 1989-2000

### VISION FOR THE COMMUNITY

My husband and I fell in love with Alderbrook the first time we saw it, and I believe in being involved in my community. AGYC has a strong committee system, with dedicated and hardworking volunteers who spend a significant amount of time helping the Board determine, through recommendations, the best direction for our community.

I believe in regular workshops & Town Hall meetings - major changes to our community need to be out in the open, thoroughly vetted, discussed and understood by the members, and every member should have a voice. As our community changes and grows, it is important to consider the financial situation of all members, new, young, working, retired, as well as longtime senior members, who worked for many years to create this incredible community we now love.

I encourage you to contact me with your questions, attend monthly Board meetings, listen to the business of your homeowner's association, and speak up, so your opinion may be heard and make a difference in this incredible community we call "Home".



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.

AGYC Board



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

Your AGYC Board met on April 26, 2023, and acted on the following:

- Approved Brady Trucking to sort and grind the organics at the Organics Collection Site for \$7,500 from the Operation Funds.
Approved Approval Request 1 to award ESA Addendum #15 in the not-to-exceed amount of \$75,453.13 for professional services of survey, design, and construction oversight of the next batch of paving projects for work in the calendar year 2024. Funds to be paid from the Roads & Drainage Special Assessment Fund.
Removal of one (1) dead Jack Pine tree at 1170 E Manzanita Dr as recommended by the Tree Committee.
Approved to pay down the principle of the golf course loan by \$30,000 using Operation Funds.
Approved to pay down the principle of the clubhouse loan by \$15,000 using Operation Funds.
Approved the lease renewal for the Driving Range, June 1, 2023 through May 31, 2024.
Approved General Manager, Jason Reehm, as a signer to all Homestreet Bank, Umpqua Bank, and OCCU bank accounts and any investment accounts that AGYC currently holds.
Ratification for maintenance facility repairs in the amount of \$5,938.67. Funds are to be moved from Reserves to Operation Funds.
Accepted the draft fiscal year 2023-24 budget for inclusion in the Annual Ballot as presented.
Approved the Solar Panel Policy as written.
Moved forward with the contract for a Golf Course Master Plan by Jeff Mingay in the amount of \$50,000 from Operation Funds. This item will be revisited next Board Meeting under Old Business to allow for investigation as to whether additional bids are required and can be obtained.

Upcoming Dates:

- Water Workshop
Thursday, May 18, 10 a.m., Clubhouse
Meet the Candidates
Sunday, May 21, 3 p.m., Clubhouse
AGYC Board Meeting
Wednesday, May 24, 6 p.m., Clubhouse & Zoom
AGYC Annual Meeting
Sunday, June 4, 3 p.m., Clubhouse & Zoom



Financial Statement Table with columns for Operations Income, Operations Expenses, Net Income, Reserve Income, Reserve Expenses, Reserve Net Income, Account Balances, and Parcel Summary. Includes a note: \* includes 90 days past due on HOA Dues or Roads & Drainage Assessment.



Finance Committee By Mary Gin Kennedy, Chair

Ballots Are in the Mail – Please Ratify AGYC’s FY-2023-2024 Annual Budget



A LOOK at the BUDGET

The Finance Committee is acutely aware of the distress many AGYC members felt last year upon learning that the monthly assessment (AKA dues) would be raised to \$320, a \$35 increase beginning June 1, 2022.

Generally, untamed inflation was the primary culprit driving this large increase. In preparing the FY-2023-2024 budget, the Finance Committee looked closely at ways to increase income and manage costs. The committee’s goal was to keep the dues increase as low as possible.

This year, although inflation is still running at 5%, the Board of Directors on April 26 adopted a FY-2023-2024 budget with monthly dues of \$325, a \$5 per month increase, all of which is allocated to General Reserves. The Finance Committee believes that AGYC members enjoy exceptional benefits from living in our HOA and having access to our many amenities and activities. Our monthly dues are modest in comparison to the value we receive in exchange.

AGYC members in good standing will be asked to ratify the budget on the ballots being mailed out May 1. Ballots may be returned by mail and must be received by the Election Committee at PO Box 42, Union, WA 98592 by Friday, June 2, or they may be dropped off at the drop box outside the Business Office by 5 p.m. on Friday, June 2. Ballots may also be returned in person at the beginning of the Annual Meeting at 3 p.m. at the Clubhouse on June 4. The results will be announced at the Annual Meeting, also available via Zoom.

AGYC’s projected FY-2023-2024 income of \$3,442,332 equals our projected expenses. We are forecasting additional income from four new Alderbrook Properties dues-paying members, as well as from higher restaurant prices, green fees, merchandise sales, trail fees, the driving range and associate fees. On the expense side, our total labor costs, including taxes and benefits, equal about 50% of the expense budget. Since January 1, 2020, the Washington minimum wage has risen 16.6% and this year alone the minimum wage was raised 8.6% (\$1.25 to \$15.74 per hour) on Jan 1, 2023.

It will likely be adjusted again on Jan 1, 2024. Employees who are earning more than the minimum wage normally receive an adjustment to keep their wages in line. Water rates for the golf course increased another 11 percent in 2023 and are slated to increase by 12% on January 1, 2024, and other utility rates have also gone up. Overall, supplies across-the-board cost more these days.

Longer evening restaurant hours on some days and Sunday service are funded in the O&M budget in response to member requests. The 10% discount members receive at the Golf Shop and restaurant is also maintained. The Board and General Manager will closely monitor Food & Beverage operations, and cut them back as necessary, if the restaurant is not financially supported by AGYC members.

As noted, the entire dues increase of \$5 is allocated to General Reserves, which are collected to cover current or future major capital investments (maintenance, repair, renovation, replacement) in our Common Areas (golf course, Clubhouse, Wickiup, etc.). Having an adequate Reserve Fund allows the Board to fund significant Common Area expenses without resorting to Special Assessments whenever possible. Our Reserve Fund is underfunded based on the replacement value of our assets and our projected future needs.

Funds are especially tight for the next few years as General Reserves are being used to help finish the Roads & Drainage (R&D) Infrastructure Program. In addition to using the remaining Special Assessment funds through May 2024, the R&D Program will continue to use approximately \$500,000 of General Reserves in FY-2023-2024 and again in FY-2024-2025 before tapering off the last year of the program. Several small projects at the Clubhouse and the Annex totaling less than \$50,000 are also funded with Reserves in FY-2023-2024. Once we have completed the R&D Program, our Reserve Fund should start to build up quickly although we have postponed projects like the golf course irrigation system that will need to be funded. We had been told that the septic tank at the Wickiup needed to be replaced, but the contractor advised that so long as the holding tank is working, nothing currently needs to be done.





**Budget**

Continued from previous page

The Strategic Planning survey indicated that a majority of members responding to the recent survey wish to retire the golf course loan when the balloon payment is due in June 2025. The extra \$5 in dues to prepay the loan principal has made a big difference in the loan balance. This fiscal year, we have reduced the balance from \$532,102 in May 2022 to \$479,081 on March 31, 2023 (latest balance available), despite an interest rate increase from 4.43% to 5.499% effective June 1, 2022. We hope to reduce the balance to \$300,000 by June 2025, but the decision about paying off the loan itself will not be made until 2024 or 2025.

The breakdown of the monthly dues is as follows:

- Operations & Maintenance (O&M): \$234.83 (\$3 decrease)
- Golf Course loan: \$16.17 (continuing the extra \$5/month for principal prepayment)
- Golf Course Rounds Tax: \$9.00 (\$3 increase)
- General Reserves: \$65.00 (\$5/month increase)

**TOTAL: \$325 (1.56% increase)**

No Board of Directors likes to increase dues, even by a small amount, but adequate funding of our community’s operations is a fiduciary responsibility of the Board of Directors. Sound financial planning and careful management are essential to our long-term success as a community.

Please vote “yes” to ratify the FY-2023-2024 budget.

*I would like to thank Office Administrator Dawn Hayman for the many hours she has spent developing the budget and Treasurer Bill Holtz along with Ken Goldblatt and Ian Roberts for updating the Reserve Fund financial pro forma so that we are better able to forecast future infrastructure revenue and expenses. I am equally grateful to the members of the Finance Committee: Dave Hawkins, Ian Roberts, Penny Shelton, Paul Strapac, Penny Warren, Shaunna Webb, Board Liaison/Treasurer Bill Holtz, and ex officio members General Manager Jason Reehm and President Tim Micek.*

**House and Facilities Committee** By Sharon Ferguson, Chair



Alderbrook in the summer is magical, especially with all there is to do at the Wickiup. Be it a game of pickle ball or basketball or watching your dog play with others at the dog park; working in the garden, playing bocce ball, enjoying the kids on the playground or enjoying all our friends at Yacht Club. Our Wickiup is a place to do it all; a place to have fun and enjoy friends and family and the summer sun.



To get the Wickiup ready for spring your House and Facilities Committee is working on sprucing things up for all to enjoy once our sun comes out. There is much to be done and we are looking for volunteers to help get it ready for all that fun. There are cracks to fill, weeds to pull, plants to plant, benches and tables to sand and paint, power washing to do and much more. We sure could use some helping hands. We could really use your help! Give me a call if you would like to volunteer or if you have any questions.

Watch for an email announcing work party dates at the Wickiup and the Annex.

Our committee member, Jean Fields, is home recouping after time in the hospital. We wish Jean all the best and look forward to having her back with us.

Sincerely, Sharon Ferguson – Chair | 360-898-6565 | [Insferguson@gmail.com](mailto:Insferguson@gmail.com)

*Our next meeting is on May 10 at 3 p.m. at the Annex. Please come and check us out.  
H & F Committee Members: Jean Fields, Rod Heidemann, Nancy Kizziar, Rick Reclusado, Lynda Schwindt, Rhonda Westover*



## A History of Alderbrook Golf and Yacht Club – Part Two

### “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.*

After buying the old Alderbrook Inn in 1959, Hoodspont real estate developer Wesley M. Johnson quickly began to realize his vision of a golf course community at the top of the hill. By 1962 heavy machinery was carving out the golf course from the dense forest.



*Seen here in 1962, the brute force of a bulldozer was needed to clear the land for the golf course.  
(Courtesy of Chad Johnson’s Collection of Old AGYC Photos)*



*By 1965, fairways had taken shape. This photo shows the 7th fairway under construction.  
(Courtesy of Chad Johnson’s Collection of Old AGYC Photos)*

The front nine of the par-72 course, designed by Ray Goss and Glen Proctor, opened in July 1965 and the back nine in June 1970. The first cart paths were built in 1974 and paved in the 1980s using a donation from members of the Nordstrom family. The cart paths were repaved for the first time in 2018 and 2019 with the cost covered by the AGYC Reserve Fund. The current front nine irrigation system was installed in 1994, and the back nine

was completed in 2000. Both systems were funded by Special Assessments approved by the membership. This irrigation system is due for replacement in a few years and will be redesigned and installed to minimize water usage and improve turf conditions.

The driving range was opened in March 1984 on land leased from Nordstrom family members in exchange for an AGYC membership. It was subsequently purchased by North Forty Lodging, LLC. AGYC has leased it from North Forty since 2009 and plans to continue to do so. Over the years, AGYC has tried to purchase the driving range, without success.



*The permanent cover for the driving range was installed in 1985 shortly after the driving range opened.  
(Courtesy of Chad Johnson’s Collection of Old AGYC Photos)*

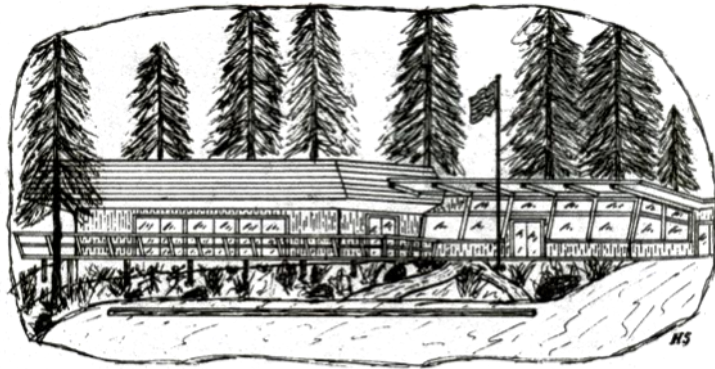
The periscope on the #18 tee box, allowing golfers to see over the hill and avoid hitting players in front of them, has been a distinctive feature of the golf course since 1996 and is one of the last golf periscopes still in use in the U.S. as many courses have converted to electronics. The Maintenance Department built a new periscope in 2019, as time and weather had taken their toll on the original.

The Men’s Club and Ladies Club were organized by 1970, and both groups continue to hold monthly meetings and sponsor golf competitions and tournaments. The first Golf Professional was hired in 1965, and 12 individuals have held the position. Yacht Club has been an important group at Alderbrook. It was established in 1974 by members who moored their boats at the Alderbrook Inn dock. Surprisingly, owning a boat was never a requirement for membership. Today, Yacht Club is an active social club open to all AGYC members, and many of the club’s traditions are still honored.



**A History ...** *Continued from previous page*

The original pro shop was built by Alderbrook Development, Inc. and housed a small snack bar and storage area. This building served as the clubhouse. A new addition was dedicated on April 17, 1982, built at a cost of \$158,102; it also served as the AGYC business office.



**ALDERBROOK GOLF AND YACHT CLUB**

*This drawing of the new edition to the first clubhouse was the cover photo of the April 1982 Foremast. This clubhouse was replaced by our current Clubhouse in 2009.*

The Annex was purchased in 2001 from David and Sarah Bloom for \$115,000 and financed by several AGYC members. The loan was paid off in 2015. The Annex houses a community library and provides space for bridge, table tennis, poker and many other activities. During construction of the new Clubhouse, the Annex served as the business office. In September 2011, the Board voted to log the area across from the 18th green where trees had grown up over time to block the view of Hood Canal and the Olympic Mountains. Besides restoring the view, part of the cleared area was replanted and became The Pointe. The modern bathroom on the fifth tee was completed in 2014, thanks to the hard work of volunteers and the generosity of our donors.

In 2006, the Board of Directors took initial steps to replace the outdated clubhouse with a first-class facility. The membership approved an amended 2007-2008 operational budget that provided for the construction of a new clubhouse and pro shop; the Board approved a \$1.9 million construction budget and a one-time Special Assessment of \$2,000 per lot, payable either as a lump sum or at \$15 per month. Alderbrook Properties was included in the Special Assessment and pays \$15 per month on its unsold lots. A few members are also still paying

\$15 per month. Whenever a house/lot is sold, the balance due on the assessment is paid at closing.

Alderbrook Properties served as the general contractor for the clubhouse project and helped the building become a reality. The company did the construction at cost and donated \$100,000 back to AGYC when the project was completed. HomeStreet Bank provided the construction loan. The new Clubhouse held its first event on March 18, 2009, followed by a Grand Opening on May 16, and serves as the social hub of the community. Beginning with the 42nd HOA annual meeting in 2009, all annual meetings have been held at the Clubhouse, except for 2020 and 2021, which were held via Zoom.

AGYC's nine miles of roads and the storm drainage system were built in the late 1960s and early 1970s. Maintenance was limited in the first 50 years, and no major road repairs or resurfacing had been done due to lack of funding and the high cost of the work. In 2016, the Board of Directors commissioned a comprehensive Roads & Drainage Study by ESA Associates, a local civil engineering firm. The study identified 13 specific drainage improvement projects and found that 98 percent of the roads were in poor or fair condition and needed to be restored. In 2018, an updated Reserve Study reinforced this conclusion.

A Special Assessment of \$3,885 per lot, based on a conservative financial pro forma, was added to the FY-2019-2020 budget and ratified by the membership. Members had the option to pay the assessment in one lump sum, annually in five payments of \$777 or \$65 per month for five years. Alderbrook Properties also participated in the Special Assessment but pays the full amount due at the closing of a home sale. Work has been ongoing since 2019 as part of the seven-year Roads & Drainage Infrastructure Program. As of March 31, 2023, 65% of the work has been completed and \$3.5 million of the \$5.4 million budget has been expended.

For the first three years of Alderbrook's existence, there was a riding stable near the Wickiup. Member Pete Skogstad worked there in his youth. Riders rode along trails with names like Vine Maple, Dogwood and Jack Pine, and there were trail



**A History ...**

↳ *Continued from previous page*

easements interspersed around the golf course. Some of these trails are now part of the AGYC road system, and some trail easements can still be found in the community. After the stables burned down in 1967, the membership voted to build a tennis court complex that opened in July 1973 and became the venue for many tennis tournaments until the late 1980s. Guests at Alderbrook Resort & Spa, owned by North Forty Lodging, were interested in using our tennis courts, prompting the resort to enter into an agreement to share maintenance costs with AGYC.

Once the tennis courts were built, a contest was held to name the area and "Wickiup," a word describing a type of traditional Native American dwelling, was selected. The Wickiup has evolved into our community park with covered seating, restrooms, a BBQ grill, a children's play area, bocce (and tennis) courts and the off-leash dog area. Yacht Club has held its summer potlucks and

bocce competitions at the Wickiup for years, and other community groups use the Wickiup for their various events.

When not all the tennis courts were needed, one court was turned into the community garden. The tennis courts were again repurposed in 2016 when members wanted to play pickleball and asked for a place to play.

AGYC has published a newsletter, the *Foremast*, since March 1970 and a member directory since the 1970s. Past issues are a treasure trove of information about AGYC people, developments and activities.

Mason County (Union) Fire District #6 activated Station #2 at the AGYC maintenance yard in 1972 and a satellite fire station is still located there. Many AGYC members have provided their services over the years as volunteers or commissioners, and the Fire District has answered many emergency calls at Alderbrook. The current Union Fire Chief, Clint Volk, is an AGYC member, and AGYC member, Edie Reclusado, is the Position 3 Fire Commissioner. County Commissioner for District 2, Kevin Shutty, also lives at Alderbrook.

*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.*



*Yacht Club members gather at the Wickiup for a potluck picnic in the 1970s, as they still do. In the intervening fifty years, a veritable forest has grown up behind the covered seating area, totally transforming the Wickiup's appearance into the wooded backdrop we see today.*





### Environment Committee (EC)

The Broom Squad was back in action, removing Scotch Broom from around our community. We removed another four truckloads of plants, but we won't stop until the dumpster is full! The last Scotch Broom event of the season takes place on Saturday, May 20 from 9–11 a.m. We are looking for more volunteers, so bring a pair of gloves and meet us at The Pointe.

### April Broom Squad



*(Standing) Jeff Eastby, Paula Gallagher, Marilyn Eastby, Teri Chihara, Carla Morrow, Chris Foster, Barb Hoonan, Bob Foster  
(Seated) Kevin Hoonan, Sandy Dunsire, Dave Morrow, Don Witek*



### 2<sup>nd</sup> Annual Plant Swap at the Wickiup Monday, May 8 at 10 a.m.

Please join us on Monday, May 8 at 10 a.m. for the 2<sup>nd</sup> annual plant swap at the Wickiup. All donated plants are free and you don't need to bring a plant in order to take one home. Owners Michael Kerkes and Elton Busby, from Crazy Hill Nursery will be on hand, sharing tips for growing a beautiful garden. They will have a wide selection of plants for sale.



# The Restaurant's Easter Buffet



Judy Wilson with sister  
& brother-in-law  
Janie & Stuart  
Walton

Mollie & Meigan Basile

Karen & Raymond

Gary Oldham, Diane & David Brown

The Dawsons

Doug & Christine

Kathy & Duane  
Richardson &  
family

Bobby, Summer, Annie, Jane, Marissa & Chef Leon



**Yacht Club** By Paulette Paris, Commodore



Yacht Club had a spectacular turnout of nearly 100 for our "Spring Mingle" maiden voyage! The potluck was delicious with scrumptious appetizers and desserts. No one left hungry.

Shout out to the Yacht Club crew for their hard work. You are much appreciated!



*Congratulations to the raffle winners - Bill Holtz who won the gardening-themed basket and Ron Edwards who won \$117 in the 50/50 raffle.*

**Our next event is Monday, May 15 from 4 to 7 p.m.**

The theme is Mexican. Members will bring their own plates and eating utensils, along with a potluck dish - Mexican entree, salad, side dish or dessert. We'll contact you via phone, text or email to confirm your attendance. Hopefully bocce ball will begin and if so, it will start at 4 p.m.

We are hoping to be outside at the Wickiup, weather permitting. A decision will be made the Friday before (May 12). Watch for the eBlast that will come out that day and hope for calm seas.



*New YC Members  
John McGee &  
Angie Strunk.*



Come join us. We are always open for new and returning members. The cost is \$35/person and guests are \$10. Don't miss out on all the fun!

**EPAC (Emergency Preparedness Advisory Committee)** By Tracey Lopez, Chair**Neighborhood Watch (NW)**  
continued from last month

Neighborhood Watch is built upon successful relationships with Law Enforcement, who are there to support and assist the group. It is the responsibility of the community to maintain interest and keep the group running smoothly.

- ◆ Begin to talk to your neighbors to gauge interest.
- ◆ EPAC will be engaging with Mason County Sheriff to host a town hall meeting detailing Neighborhood Watch.
- ◆ Don't be discouraged by low attendance or lack of interest. Not everyone will be interested in joining a Watch group right away or understand the need for the group. Continue to invite everyone and update neighbors who aren't involved. As the group grows, more will want to join! It takes patience, planning and dedication.

A successful program will keep a community strong and protected and when a crime or emergency happens, they will be more ready.

**Keep these Five Steps in mind when starting a Neighborhood Watch**

**Step 1** Talk with your fellow neighbors about their concerns regarding crime and safety in the area. Discuss and create awareness among the neighbors or potential volunteers about a particular concern or general issue affecting the neighborhood. Citizens may want to collect data from a variety of sources, including police reports, personal observations or media reports. In some cases, once the factual information on the issue is collected, other concerns may emerge and help to demonstrate the need for an active Neighborhood Watch.

The primary concern in the initial phase of forming a NW is to collect all of the information and develop a strategy to raise the level of awareness about the identified concerns or issues. Once the data is collected, the organizers can format the information in order to be able to disseminate it to targeted groups of residents or potential NW volunteers. Letters, flyers or emails can be used to spread the message about the concern and to mobilize people

to form a NW group. Get the word out about the identified problems and begin to recruit and select individuals who want to form the "core" group of the new NW effort. This core group will be responsible for recruiting others, meeting with local law enforcement and building the NW program.

**Step 2** Once the community concerns or neighborhood issues have been identified and the core group has been established, the citizens should meet with representatives of their local law enforcement agency in order to learn how the public and law enforcement can work together to build a partnership, create and sustain a NW group and resolve the community issues. Law enforcement officials, in our case, Sheriff's deputies, will be able to help the citizens to formalize their NW. Law enforcement officers can provide information, literature, training and a host of other important resources to help in building the new group. The new group should register with USAonWatch to become part of the national initiative against crime and terrorism, and local efforts can be initiated to develop and build beneficial partnerships.

**Step 3** One of the first meetings should address and prioritize the concerns, issues or problems that have been identified. Citizen volunteers may take the initiative to address some of these concerns, while for others the Sheriff's department may want to implement crime reduction strategies. Conduct a meeting on strategic planning and identify the concerns and resources available. All too often, new NW groups do not have a defined mission or specific goal. Numerous activities may occur, but due to a lack of focus, they may not resolve the real issues. After the community's concerns have been identified and prioritized, the group will turn its attention to developing specific strategies to address these needs. Develop goals with specific objectives and realistic milestones. A plan of action should be adopted and implementation strategies should be designed that will not only guide the plan, but also provide a means to assess and evaluate its effectiveness.

**Step 4** Once the NW group has been formed and goals and objectives have been determined, the NW leaders and volunteers should schedule meetings where they can receive training and hone





↳ Neighborhood Watch continued from previous page

their skills in crime prevention and community policing. Local law enforcement can provide a number of training programs that will help the citizens work together to protect themselves and their communities. Depending on the type of activities that the group will undertake; crime prevention seminars, neighborhood patrols or cleanup days, citizens can offer a variety of important crime prevention services once they receive the proper training and instruction.

**Step 5** Take active steps in the community so everyone is aware of the NW. Have a kickoff event to encourage others to get involved, start a NW newsletter, continue training and emergency drills. Most importantly keep the group active and enthusiastic. Maintain communication between group members and the law enforcement liaison.

Neighborhood Watch may or may not be for Alderbrook. This article has been for information purposes only.

### Table Tennis - Tuesdays and Thursdays from 9 a.m. to 11 a.m.



*(Back) Ian Roberts, Mark Maxfield, Richard Ives, John Murphy, Gary Larson  
(Front) Sandy Dunsire, Ken Goldblatt, Rick Reclusado, Jerry Fox, Jerry Schaff*





From the Head Golf Professional, Grant Cation

headpro@alderbrookgolf.com



What a great start we've had to our 2023 golf season! From all the public play to the great participation in the Men's Club and the Ladies Club, it has been fun to see so many smiling faces at Alderbrook enjoying this crazy game. Remember, starting in May the shotgun time on

Tuesdays and Wednesdays is 9 a.m. Please make sure to be checked in before 8:45 a.m. so that we do not miss you in the draw. There were some amazing events in April. We had the annual Ladies High School Sibley Scramble on April 24. Nine high school teams competed in this fun 2-person scramble event with Aberdeen High School taking home the hardware. (See below.)

Then at the end of April we hosted the US Kids Tournament. We had 180 juniors (ages 8 to 16 years old) play our course on April 30. This was a great opportunity for our establishment to showcase our course and support the next generation of golfers.



After the last few season's struggles in getting new apparel options into the Golf Shop, we've received some solid lines on both the men's and women's side to start the season, including new brands like Haus of Grey, Ahead and Swannies, along with the many popular golf brands like FJ and Nike. So come inside the shop and see what we have. We also have the ability to order what you need if we don't have it in stock.

Next up in May:

- ♦ Wednesday, May 3 - Callaway fitting day
- ♦ Wednesday, May 24 - Couple/Coed Night at 3 p.m. The cost will be \$60 per couple; signups will be available on the Golf Shop bulletin board.
- ♦ Monday, May 8 - The course will be closed to host Mid Washington Seniors.

Hope to see you on the course!



Sibley Scramble The Winners



Shelton High School players Alena Hall & Morgan Shrum



Sibley Scramble Players



Men's Club News By Mark Maxfield, Secretary

[mensclub@alderbrookgolf.com](mailto:mensclub@alderbrookgolf.com)

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



President Kennedy once said, "Change is the law of Life". The Men's Club officers have made some changes that we think will make our club stronger:

1. Before you can play in any Home & Home and/or 4-Course Challenge events, you must sign up and pay your fees at the Golf Shop desk. This will simplify things and give us a better idea who is interested in playing these events.
2. Hole-in-one insurance: All Men's Club members are now covered for the \$150 bar bill award at all sponsored events. In addition, should you be playing with another AGYC member at Alderbrook on any other day and you make a hole-in-one, you also qualify for the \$150 award at the next Wednesday or Friday Men's Club day. However, in order to get your name on the hole-in-one trophy, your ace must be made during a Men's Club event.
3. At our monthly Men's Club meeting days only, we are now paying one gross winner in each division, as well as our usual net winners. This change helps us follow our Men's Club by-laws.
4. We are now offering white polo shirts with our AGYC logo to all members. Our goal is to spruce up our image when we are representing our club at any of our away events. This is not mandatory. If you are interested in buying this \$50 shirt, sign up and pay in the Golf Shop.

| Recent Results |          |  |    |
|----------------|----------|--|----|
| March 22       | Flight 1 | Rich Paris                                       | -3 |
| Medal Play     | Flight 2 | Dave Newmark                                     | E  |
| March 29       | Flight 1 | Shawn Rockey                                     | -6 |
| Medal Play     | Flight 2 | Richard Ives                                     | -5 |
| April 5        | Flight 1 | Mike Lambert                                     | -4 |
| Medal Play     | Flight 2 | Tom Hoshikawa                                    | -5 |
| April 7        | Flight 1 | Tom Drunkenmiller                                | 42 |
| Points         | Flight 2 | Wally Good                                       | 39 |
| April 12       | Flight 1 | Justin Robinette                                 | -4 |
| Medal Play     | Flight 2 | Joe Florence                                     | 13 |
| Gross          | Flight 1 | Andrew Hanke                                     | -2 |
| Medal Play     | Flight 2 | Don Witek  | E  |
| Net            | Flight 1 | Mark Maxfield                                    | 38 |
| April 14       | Flight 2 | Paul Campbell                                    | 40 |
| Points         | Flight 1 | John Murphy                                      | -5 |
| April 19       | Flight 2 | William Darch                                    | -6 |
| O.N.E.S.       | Flight 1 | Mark Maxfield<br>Rich Paris<br>Tom Drunkenmiller | -2 |
| April 21       | Flight 2 | Tom Hoshikawa<br>Richard Turnbull                | E  |
| Medal Play     |          |  |    |



Golfers were surprised by hail at the Hole 6 green during the April 19 Men's Club event.

Our first two travel days of the year are approaching.

- ◆ The Home & Home with Lakeland Village is scheduled for May 10 (home) and May 17 (away). Cost is \$50.
- ◆ Our first 4-Course Challenge at Fairwood CC is slated for Thursday, May 18 at 9 a.m.

If you are interested in either event, sign up in the Golf Shop and pay your fees.

The Men vs Ladies Charity Tournament will be played on Friday, May 19. The cost is \$50, which includes golf, food and prizes. It concludes with the popular dessert auction. See flyer on next page.



**Men's Club News** *Continued from previous page*

And finally.....  
When was the last time you cleaned out your golf bag? Granted, we probably don't carry our bags much anymore but here are some things that you will probably find if you do take a look in those many zippered areas:



- ⇒ Six dozen used balls
- ⇒ More towels than Bed, Bath and Beyond
- ⇒ Goodie bags from one of the many tournaments you played last year
- ⇒ Clubs you never hit or can't
- ⇒ Old snacks that seemed like a good idea at the time
- ⇒ Rain gear on a sunny summer day
- ⇒ Alignment sticks
- ⇒ Ball retriever (I think you are okay with balls - refer to item 1)

**Combo Tees**

The Golf Committee is asking for member input regarding offering combination tee boxes on our course. We would like to hear your ideas on changing the score card to include a White/Green combo tee and also Blue/White offering.

Grant will be ordering new scorecards at the end of the summer so this would be the time to make any changes. This would not cost any money, as the USGA has all of our stats and will make the changes to our scorecards.

We are looking for your feedback at our next meeting on May 3 at 8:15 a.m.

**CELEBRATE OVER 50 Years of AGYC Ladies vs Men Golf Tournament & Dessert Auction**

**Friday, May 19 at 9 a.m.** Shotgun Start / Match play format  
Leon's amazing appetizers and Benefit Dessert Auction follows at about 1:30 p.m.

Death by Chocolate Cake, Toasted Coconut, Lemon Meringue Pie, Cherry Cheese Cake and homemade Chocolate Chip Cookies are just a few of the amazing homemade and donated desserts we auction.

- Donations will benefit Mason County's Non-Profits:
- ⇒ Karen Hilburn Cancer Fund
  - ⇒ The Youth Connection.

Your donations are tax deductible and all funds are allocated in Mason County.

Let's continue to show our support of our local community organizations to ensure a bright future for us all.

**SIGN-UP sheets for Golf, Dessert Donations and Event with heavy Hors D'oeuvres are posted in the Golf Shop and the Ladies Lounge.**



*Some past desserts*



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



Reminder – Starting in May, Tuesday’s golf game moves to a 9 a.m. shotgun start. Please try to arrive by 8:30 a.m. to sign up and put your chit in the box.



KPs on Opening Day

# 16, Julie Hinman 14’7”

# 12, Lynda Schwindt 13’9”

Remember the old saying “April showers bring May flowers”? We have had plenty of showers, so bring the flowers!

Opening day on April 11 for the 2023 Ladies Golf Season was a sign of how great this group of ladies are (about 117 members this year, with 14 new members). There were 44 players for the 9-hole scramble and close to 70 for the wonderful lunch and first meeting of the 2023 season.



Scramble Winners: Dawn Turnbow, Char Edwards, Eeva Kissick & Wendy Campbell

The new 2023 member booklet with all the important dates and information needed for a fun year of golf was handed out and new members that attended received a goody bag!



Coming up:

- \* May 10 is the **Old Lady Open** at 3:15. Lorna Martinson has a very fun event that pairs two AGYC Ladies Club members with two high school players for a four person scramble. Signup sheet is posted in the ladies lounge.
- \* May 19 is the Ladies vs Men Charity Tournament and Dessert Auction. See p. 20.
- \* The Rhododendron Tournament is May 23 and 25 (you must play both days). This is a team tournament, three ladies per team. The Golf Shop will determine the teams. Each winner will go home with a gorgeous Rhododendron to add to her landscaping!



Kay, Peggy, Liz, Chris



Kelly, Kelli, Lynda, Tracey



Catherine, Lana



Denise, Karen, Jan, Marcia



Jan, Margaret, Mona, Barb

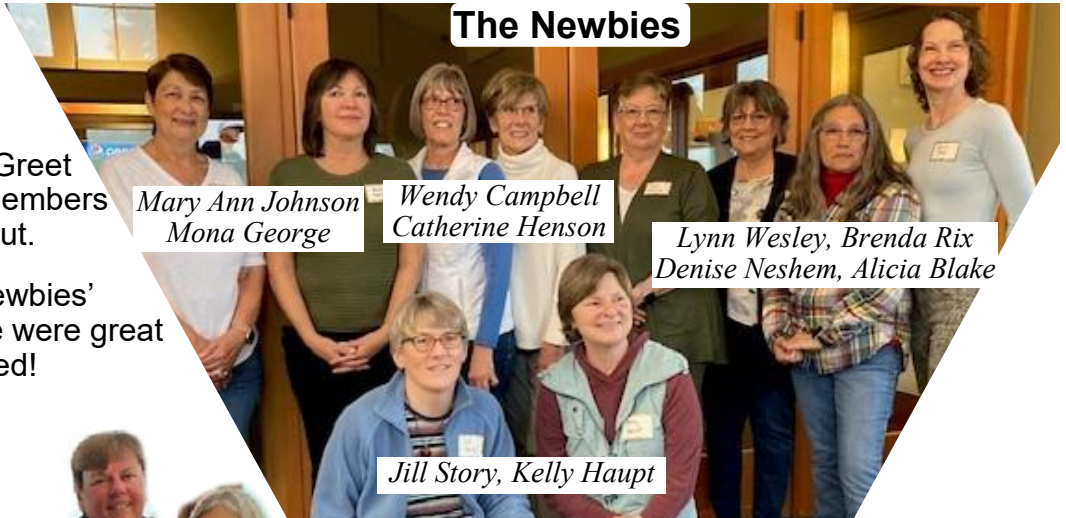


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### Ladies Club Meet 'n Greet

On April 6 we had a Meet 'n Greet for all our new Ladies Club members this year. It was a great turnout.

In addition to allowing the 'Newbies' to meet some veterans, there were great questions asked and answered!



### The Newbies

Mary Ann Johnson  
Mona George

Wendy Campbell  
Catherine Henson

Lynn Wesley, Brenda Rix  
Denise Neshem, Alicia Blake

Jill Story, Kelly Haupt



### Golf Buddies

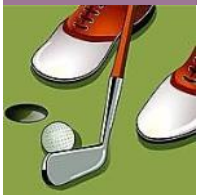
Ladies Club Welcome Committee - Buddies for New Members

Nora Shreve, Judy Hartford, Char Edwards, Terri Stamper  
(Seated) Dawn Turnbull, Paulette Paris, Karen Aumend.

Captain Terri Stamper did a fantastic job explaining how things work on Tuesdays - how to find your chit (and remember to put it in the box) and how much money to bring if getting in the game for that day.



### Ladies Putters Club Starts a New Season



As the weather may finally be clearing up, the Ladies Putters Club Committee met to start planning. We will be getting off a month behind - so in May we will have our first get together at the Clubhouse for registration of new and returning members as well as a warm-up on the putting green. Then starting the first Monday of June... let the putting begin!

**Monday, May 22 at 10 a.m.**

Informative get together/registration at the Clubhouse  
New Members: \$10 Returning: \$5



Congratulation to Liz Turrell, who sinks her first hole-in-one on April 4 at Mountain Shadows in Scottsdale, AZ. She used her pitching wedge for 88 yards on hole #12.



**Building and Architectural Committee** By Rhonda Westover, Co-Chair



**Special B&A Message:** *I apologize for a misunderstanding at B&A's April 17 training workshop. I did a poor job of describing the workshop process - and goals. I appreciate that AGYC members took time to attend and ask about the process.*

*Three additional workshops are scheduled: Friday, April 21, Friday, April 28, and Thursday, May 4. These workshops are for training and procedural review and may include general Committee discussion of potential policy revisions for future construction at Alderbrook. Members are welcome to attend and observe one or all of our workshops. Each workshop is limited to 2 hours, no business will be conducted and the committee will not take questions or comments from members during those sessions.*

*The Committee welcomes written comments and suggestions for updating the Construction Guidelines in advance of the Town Hall, so the Committee has an opportunity to include them in the topic discussions.*

Summary of B&A monthly meeting held on Monday, April 10.

Minutes from previous meeting approved and available on AGYC website.

New/Held-over Projects (7)

- 📁 **31 Country Club Ct** - exterior paint (requested paint swatches); postpone to 4/23, 5/23
- 📁 **160 Country Club Dr N** - new house; application incomplete; postpone to 5/23
- 📁 **21 Ginny Ln** - 12' square concrete pad (future hot tub), 3'6" variance of 15' rear setback due to topography and drain field location, approved
- 📁 **190 Hemlock Ln** - driveway expansion, concrete and asphalt, approved
- 📁 **130 Madrona Ln** - landscaping, block wood-burning fire pit, asphalt driveway - must locate legal property corners for landscaping and driveway, approved
- 📁 **20 Nancy Dr** - 5'x7' garden shed, 10'x20' rear paver patio expansion, approved
- 📁 **81 Vine Maple Ln** - new rear deck 14'x15' extension variance - postponed to Sept., Oct., Nov., Dec.; need to locate rear property corner; postpone to 1/23, 2/23, 3/23

Addendum Items (1)

- 📁 **170 Country Club Dr N/Capeloto** - extend permit for siding 6 months, approved

NHN = no house number    ROW = right of way  
 NTE = not to exceed    TBD = to be determined  
 R&D = Roads & Drainage

New Business/Discussions

- a. Fence policy - review existing and discuss possible revisions. Member comments about chain link; Revise to remove? Require immediate vegetative screening? Height?
- b. Potential topic areas for Committee training workshop on Monday, April 17, 10 a.m.: Section by section policy review, Mason County website, forms for members and committee, yard upkeep.

Old Business

- 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)
- b. 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: Remove section 3f; add tree removal information to Section 1.
- 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: May 15 at 10 a.m.**

Applications for May agenda due to Business Office no later than May 8.



↳ Continued from previous page

## Driveways at Alderbrook - thinking about upgrading to concrete and/or asphalt?

Please read here to learn more.....

Thinking about improving or upgrading your driveway? Getting rid of gravel, enlarging that parking pad or adding some space for a vehicle, boat or RV?

**B&A Approval** The first and most important step: Driveway work requires Building & Architectural Committee (B&A) approval prior to construction. For reference, see [Alderbrook Construction Guidelines](#):

Article IV.5 f. *Right-of-way access and driveway construction.*

*... Applications for new driveway construction and improvements must be submitted to the B&A Committee for review and approval. Modifications to driveways across right-of-ways must also have Roads & Drainage Committee approval. (Emphasis added.)*

Article XII.1

*1. An AGYC permit is required for any home improvement that alters the footprint of the structure, repainting main body exterior (colors must be muted or earth-toned), 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. (Emphasis added.)*

**Application** A two-page application is available on the AGYC website, from the Business Office or any B&A Committee member. For a driveway project, submit your application plus a “site plan,” showing your existing lot and driveway configuration, adding the proposed changes or improvements, including the length and width dimensions and describing the materials to be used. For all projects, locating your property corners is required.

Please note, only asphalt or gravel is permitted on/over the HOA’s right-of-way (ROW), the HOA-owned land between your front property line and the edge of the road bed.

**Roads & Drainage 4.0** With Roads & Drainage project 4.0 ramping up for 2023, there is an opportunity to schedule services from Jimini Paving, a Shelton family-owned business and our road contractor, who will soon have road and paving equipment staged in our community. Call Jim Oakes at 360-426-9918, go to the website at [www.Jiminipaving.com](http://www.Jiminipaving.com) or email [jim@Jiminipaving.com](mailto:jim@Jiminipaving.com) for an appointment.

## Winners of the third annual AGYC Mahjong Tournament



Mary Ann Johnson (1<sup>st</sup>), Marcia Hawkins (4<sup>th</sup>), Emilie McCurley (5<sup>th</sup>), Maria Miele (2<sup>nd</sup>), Terri Stamper (3<sup>rd</sup>)





| AGYC INFRASTRUCTURE PROGRAM             |                       | DASHBOARD                       |          | APR-2023             |
|---|-----------------------|---------------------------------|----------|----------------------|
| <i>Prepared by Ken Goldblatt</i>        |                       | <i>2,184 hours thru 4/17/23</i> |          | <i>As of 4/17/23</i> |
| TRACKING ELEMENT                        | AMOUNT                | AS OF DATE                      | FORECAST | % COMPL              |
| R+D Special Assessment Funds Received   | \$2.3M                | 3/31/23                         | \$2.58M  | 89%                  |
| Board-Approved GR Fund Use-To-Date      | \$1.7M <sup>(*)</sup> | 3/31/23                         | \$2.82M  | 60%                  |
| GR Fund Transfers to SA Account-To-Date | \$1.2M                | 3/31/23                         |          |                      |
| General Reserve Direct Expenses-To-Date | \$189K                | 3/31/23                         |          |                      |
| Total R+D Expenses-To-Date (SA + GR)    | \$3.53M               | 3/31/23                         | \$5.4M   | 65%                  |
| Total R+D Commitments                   | \$3.95M               | 3/31/23                         | \$5.4M   | 73%                  |
| Pending Approvals/Awards                | \$40                  | 3/31/23                         |          |                      |
| Total Program Time (months)             | 46                    | 3/31/23                         | 84       | 55%                  |

\*Note 1: This amount includes the \$330,000 encumbered ('frozen') GR funds approved in AR 23.02.22-01.

*Dates approx. (& subject to weather)*

| Group/Roads  | Activity            | Company       | 2023      | 2024           |
|--|---------------------|---------------|-----------|----------------|
| 5A<br>E Leeward Dr<br>E Spinnaker Dr<br>E Beach misc.<br>E Bowsprit Island                             | Root Block install  | Zephyrs       | May 1-6   |                |
|  | Grind damaged areas | Jimini        | May 15    |                |
|  | Paving overlay      | Jimini        | May 15-30 |                |
| 5B<br>E Flaggwood Ln/Ct<br>E Fairway Ln<br>E Westwood Ln (West)<br>E Country Club Dr E (Fairway to DR) | Root Block install  | Zephyrs       | May 1-6   |                |
|  | Grind damaged areas | Jimini        | May 15    |                |
|  | Paving overlay      | Jimini        | Aug/Sep   |                |
| 6<br>E Paint Brush Ln<br>E Fir Tree Ln<br>E Dogwood Ln<br>E Jack Pine Ln (water tank spur)             | Survey & Design     | ESA (pending) | Jun-Dec   |                |
|  | Award Contract      |               |           | Feb/Mar, 2024  |
|  | Construction        |               |           | May/June, 2024 |
| 7<br>E Vine Maple (6/7 cart path to Jack Pine)<br>E Vine Maple Ct<br>E Dogwood Ct                      | Survey & Design     | ESA (pending) | Jun-Dec   |                |
|  | Award Contract      |               |           | Mar/Apr, 2024  |
|  | Construction        |               |           | Aug/Sep, 2024  |



### CALLING ALL FLAGGERS

We have another busy year planned for paving projects and we're going to need a large cadre of volunteers. We need to identify which day and two-hour shift individuals would be available.

Please contact **Michael Johnston** at [mikeyjohnston@yahoo.com](mailto:mikeyjohnston@yahoo.com).

| PROGRESS DURING REPORT PERIOD (3/18 – 4/17/23) |   | NEXT STEPS               |  |
|--|---|--------------------------|--|
| <input checked="" type="checkbox"/>            | Zephyrs CO#11 hard bid/review/award       | <input type="checkbox"/> | PUD water main work in Westwood W (MAR)      |
| <input checked="" type="checkbox"/>            | Jimini CO#12 hard bid/review/award        | <input type="checkbox"/> | Present ESA Bulletin no. 15 for HOA Bd app'l |
| <input checked="" type="checkbox"/>            | Prepare ESA Bulletin 15 for Grp 6-7 Roads | <input type="checkbox"/> | Root Block install for Group 5A/5B Roads     |
| <input checked="" type="checkbox"/>            | Update Foremast & Infrastructure Web Page | <input type="checkbox"/> | Grinding asphalt for Group 5A/5B Roads       |

Activities Committee



# Spring Fashion Show

*Fashions by Cameo Boutique  
&  
Alderbrook Golf Shop*

It was a sell-out event!  
All 80 tickets were sold within  
the first few weeks.

The food was exquisite, all  
enjoyed each other's  
company and the models  
provided a well  
choreographed fashion show!

What a fun afternoon  
In April!



*Pam  
Hanson*

*Linda  
Francisco*



*Dianne Brown, of the Activities  
Committee, checks in Glenda  
Stone & Kelly Holtz to the  
Spring Fashion Show on April 22.*



*Models*

*Paula Gallagher, Katie Orr*

*Barb Roberts, Rayni Lambert*



*Gerry  
Cassel*

*Dan  
Nichol森*



*Basket Winners were Kevin  
Oakley, Carrie Cabbage &  
Kelly Shields.*





Activities

Continued from previous page



Luigi's Bingo Returns!

Calling all bingo lovers! Don't miss the next **Luigi's Bingo Night on Thursday, May 25**. Dinner is optional (spaghetti and garlic bread) and begins at 5 p.m. followed by bingo at 6 p.m. The cost is \$15 for dinner and \$10 for 10 bingo cards. Each bingo card includes three games played simultaneously. Winners get to take home great prizes and there is a final split-the-pot bonus game.

Luigi's Bingo Night is the name given to an old Alderbrook tradition of raising money for community projects not covered in the budget or by a committee. Luigi's is an independent fund-raising mechanism which raises money by having bingo nights. These events are Luigi's *only* fundraisers so we really rely on the community's support. When you hear "Luigi's," it's all about Alderbrook!



TEA PARTY



Thursday May 11<sup>th</sup> Noon ~ 3pm  
\$25 tickets sold in office



April  
Winners



Ted DeHart, Tina & Bennie Hamilton, Bob & Randi Thurston



Community News



# HOOD CANAL IMPROVEMENT CLUB

*Community Connection Since 1928*

## Speaker Series 2023

ARE YOU PREPARED FOR AN EMERGENCY?

**EARTHQUAKE ~ FIRE**

### SPECIAL PRESENTER

**Hollie Stark - Outreach Program Manager  
Washington Emergency Management Division**

***First 72 hours is critical!!!***

**TUESDAY ~ MAY 2, 2023**

**5:30PM SOCIAL & REFRESHMENTS**

**6-7PM MEETING & PRESENTATION**

**UNION FIRE HALL  
50 E SEATTLE STREET, UNION, WA**

### **APPETIZER POTLUCK**

**BRING YOUR FAVORITE FINGER FOOD FOR REFRESHMENTS**

**FOR MORE INFORMATION, CONTACT US AT:**

**[info@hoodcanalimprovementclub.org](mailto:info@hoodcanalimprovementclub.org)**

**Call or text Nancy at 206.604.5871**



|   |                            |                    |                     |
|---|----------------------------|--------------------|---------------------|
| F | Operations Income:         | Actual: \$ 214,898 | Budget: \$ 223,991  |
| E | Operations Expenses:       | Actual: \$ 206,956 | Budget: \$ 234,337  |
| B | Operations Net Income:     | Actual: \$ 7,942   | Budget: (\$ 10,346) |
| R | Less Loan Expense Income:  | (\$ 8,527)         |                     |
| U | Adjusted Operation Income: | (\$ 585)           |                     |
| A | Reserve Income:            | Actual: \$ 35,220  | Budget: \$ 35,040   |
| R | Reserve Expenses:          | Actual: \$ 5,939   | Budget: \$ 0        |
| Y | Reserve Net Income:        | Actual: \$ 29,281  | Budget: \$ 35,040   |

|                         |                             |            |  |
|-------------------------|-----------------------------|------------|--|
| <u>Account Balances</u> |                             |            |  |
| F                       | Operating Funds:            | \$ 476,882 |  |
| I                       | Contingency Funds:          | \$ 48,997  |  |
| N                       | Debt Service Account Funds: | \$ 21,501  |  |
| A                       | CH Assessment Reserve:      | \$ 6,659   |  |
| N                       | Reserve Funds:              | \$ 461,412 |  |

|                       |                                 |            |   |
|-----------------------|---------------------------------|------------|---|
| <u>Parcel Summary</u> |                                 |            |   |
| R                     | AGYC Lots for Sale:             | 1          | * includes 90 days past due on HOA Dues or Roads & Drainage Assessment. |
| E                     | AGYC Common Area Lots:          | 27         |   |
| P                     | Private lots in good standing:  | 574        |   |
| O                     | Private lots delinquent:        | 11*        |   |
| R                     | Alderbrook Properties, LLC lots | 103        |   |
| T                     | <b>Total:</b>                   | <b>716</b> |   |

Newsletter Submissions

Submission DEADLINE:  
22nd of each month  
to [foremaststaff@outlook.com](mailto: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](mailto: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.

### Newcomers News By AGYC Welcoming Committee

Emily moved into Alderbrook this past January and lives on the 4<sup>th</sup> fairway at 130 E. Madrona Lane. She is from Belfair where she was born and raised on the north shore of Hood Canal. She taught 3<sup>rd</sup> grade at Belfair Elementary School for 32 years, retiring in 2006.



Emily Bachel

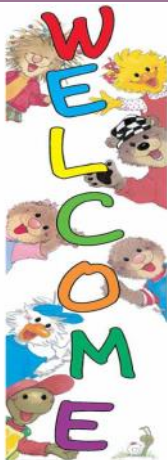
Emily loves to read, garden, crochet, cuddle her pets, have family

gatherings and go on road trips! Her family has often traveled to Mexico, where she has been a frequent “snowbird” in San Carlos.

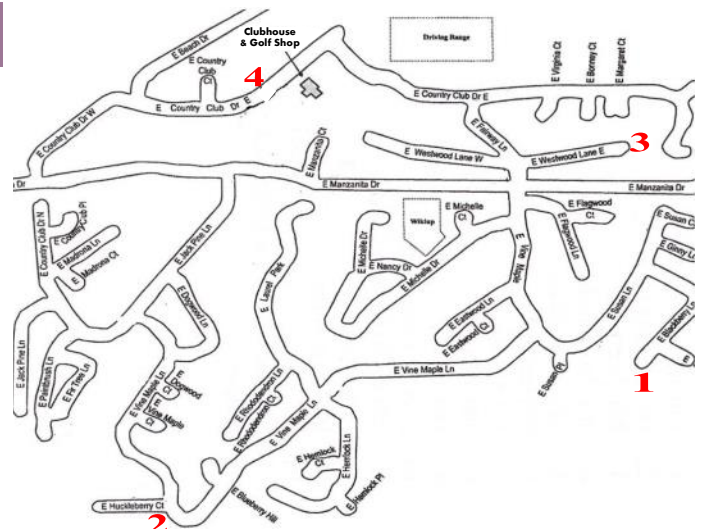
She loves the peaceful, quiet environment of Alderbrook and finds the people very friendly. She looks forward to meeting you!

360-710-8973 | [ebachel@hotmail.com](mailto:ebachel@hotmail.com)

### New AGYC Members



- 1 **Mikel Rideaux & Dorothy Baughman**  
221 E Blackberry Ln
- 2 **Gum-Lai Ross**  
31 E Huckleberry Ct
- 3 **Michael & Rebecca Anderson**  
151 E Westwood Ln E
- 4 **Leah Stephens**  
181 E Country Club Dr E





Community News continued



# Sails 'N Tails

## AUCTION

2023 GALA & AUCTION

### May 6, 2023

Alderbrook Golf and Yacht Club Clubhouse

PURCHASE YOUR TICKETS ONLINE



HSMCWA.ORG



A Special Thanks to our Sponsors!



LARRY GORDON



TINA & JIM NUTT



ADS ADS ADS ADS ADS ADS ADS ADS



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www.baysideservice.net



Join us!  
Spring is here

SAT, MAY 13, 2023  
10am - 4pm



## Community Market

New Community Church of Union  
951 E Dalby - Union, WA



HOOD CANAL  
IMPROVEMENT CLUB

- \*Arts & Crafts
- \*Outdoor Flea Market
- \*FOOD AVAILABLE

Contact Us!  
[info@hoodcanalimprovementclub.org](mailto:info@hoodcanalimprovementclub.org)



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**Karen L Schade**  
Financial Advisor

1051 Se State Route 3 Suite E  
Shelton, WA 98584  
360-426-4590

Deposits are FDIC-insured up to \$2.5 million (\$5 million for joint accounts of two or more people). Amounts that exceed the program's FDIC coverage limits will be removed from the program and invested in the Edward Jones Money Market Fund, unless you opt instead to deposit such amounts in an Excess Bank as outlined in the program disclosure. More information about the Insured Bank Deposit Program, including the program disclosure, is available from your financial advisor or at [edwardjones.com/bankdeposit](http://edwardjones.com/bankdeposit). For more information about FDIC insurance, go to [fdic.gov](http://fdic.gov).

BNK-66111-A



**CALL NOW**  
**206.494.4695**



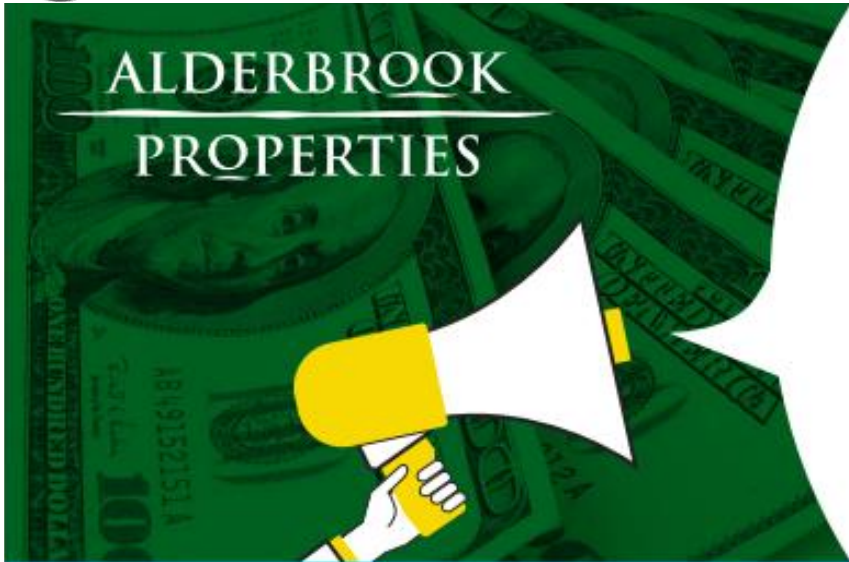
**Patios**  
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**Pathways**  
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# **FREE Fire Pit with Patio Project\***

**\*Manufactured Block Fire Pit,  
Fire Pit style may vary depending on availability**



[landscapingisart.com](http://landscapingisart.com)  
[dreamscapespnw@gmail.com](mailto:dreamscapespnw@gmail.com)



# \$1,000 REFERRAL REWARD!

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:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone Number \_\_\_\_\_  
\_\_\_\_\_

**Referred to Alderbrook Properties:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
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 owners in the Alderbrook community are eligible to receive the referral \$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 referred buyer signing an Alderbrook Properties purchase agreement. The \$1,000 referral reward will be made to the referring party within 15 days of the final closing date of the home sale. One reward per referral; one referral per referred buyer home 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 sales broker are not eligible for this offer. Program start date February 1, 2019 and subject to cancellation by Alderbrook Properties at any time.





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 Outdoor Living  Landscape Design

 Patio  Hardscape

 Walkway  Retaining Wall





Unless otherwise noted, all locations are in the Clubhouse.

|  | MON   | TUE   | WED   | THU  | FRI   | SAT  |
|--|---|---|---|--|---|--|
| <b>Golf Shop</b><br>7am-7pm<br><br><b>Annex</b><br>8am-5pm | 1<br>Community Garden Opens<br><br>Organic Collection Site (OCS) 9-11am<br><br>Mahjong 1-4:30pm   | 2<br>Ladies Club Mtg 8:30<br>Ladies Club Golf 9am<br><br>Table Tennis 9-11am Annex<br><b>Strategic Plan Mtg 4pm</b><br><br>HCIC Speaker Series 5:30-7pm Union Fire Hall<br><br>Poker \$5 7-9:30pm Annex | 3<br>Callaway Fitting Day<br><br>Men's Club Mtg 8:15<br>Men's Club Golf 9am<br><br>Pickleball 10-11am Wickiup<br><br>Hand 'n Foot 10am<br><br>Bridge 10am-4pm Annex<br><br>Mahjong 1-5pm<br><b>Activities Cmte Mtg 3pm</b>                                    | 4<br>Table Tennis 9-11am Annex<br><br>Duplicate Bridge 1-4pm Annex<br><br>Yacht Club Mtg 4:30pm  | 5<br><b>Cinco de Mayo</b><br><br>Dominoes 2-5pm               | 6<br>OCS 9-11am<br><br>Pickleball 10-11am Wickiup<br><br>Sails 'n Tails Auction              |
| <b>SUN</b>   | 7   | 8   | 9   | 10   | 11  | 12   |
|  | 7<br>Golf Course closed - Mid WA Seniors<br><br>OCS 9-11am<br><br>Plant Swap 10am Wickiup<br><b>Golf Cmte Mtg 1pm</b><br><br>Mahjong 1-4:30pm | 8<br>Ladies Club Clinic 8am<br>Ladies Club Golf 9am<br><br>Table Tennis 9-11am Annex<br><br>Poker \$5 7-9:30pm Annex  | 9<br>Men's Club Golf 9am<br><br>Pickleball 10-11am Wickiup<br><br>Hand 'n Foot 10am<br><br>Bridge 10am-4pm Annex<br><br>Mahjong 1-5pm<br><b>H&amp;F Mtg 3pm</b><br><b>Annex Poker Room</b><br><br>LC Old Lady Open 3:15pm<br><b>Welcoming Cmte Mtg 4:30pm</b> | 10<br>Table Tennis 9-11am Annex<br><b>Tea Party \$25 noon-3pm</b><br><br>Duplicate Bridge 1-4pm Annex<br><b>Bunco \$10 4:30-7pm</b><br><br>Hood Canal Sch Bd Mtg 5:15pm Sch Lib                        | 11<br>Dominoes 2-5pm  | 12<br>Pickleball 10-11am Wickiup<br><br>Community Market 10am-4pm<br><b>Karaoke 5:30-9pm</b> |
|  | 14  | 15  | 16  | 17   | 18  | 19   |
| <b>Mother's Day Buffet</b><br>10:30am-1:30pm               | 14<br>OCS 9-11am<br><b>B&amp;A Mtg 10am</b><br><br>Mahjong 1-4:30pm<br><br>Yacht Club Event Mexican 4-7pm                                     | 15<br>Ladies Club Golf 9am<br>Table Tennis 9-11am Annex<br><b>Green Cmte Mtg 2pm</b><br><br>Lions Club 5:30<br><br>Poker \$5 7-9:30pm Annex   | 16<br>Men's Club Golf 9am<br><br>Pickleball 10-11am Wickiup<br><br>Hand 'n Foot 10am<br><br>Bridge 10am-2:30pm Annex<br><br>Mahjong 1-5pm<br><br>Alderbrook Dems 3pm Annex<br><b>Environment Cmte 3:30pm</b>  | 17<br>Table Tennis 9-11am Annex<br><br>Duplicate Bridge 1-4pm Annex<br><b>Trivia Night 5-7pm</b>   | 18<br>Dominoes 2-5pm<br><br>Ladies vs Men Charity Tourney 9am | 19<br>Pickleball 10-11am Wickiup<br><br>Environment Cleanup Event<br><b>AGYC Spring Fair</b> |
|  | 21  | 22  | 23  | 24   | 25  | 26   |
| <b>Meet the Candidates</b><br>3pm                          | 21<br>OCS 9-11am<br><br>Ladies Putters Club Registration 10am<br><br>Mahjong 1-4:30pm   | 22<br>Ladies Club Rhododendron Tourney 9am<br><br>Table Tennis 9-11am Annex<br><br>Poker \$5 7-9:30pm Annex   | 23<br>Men's Club Golf 9am<br><br>Pickleball 10-11am Wickiup<br><br>Hand 'n Foot 10am<br><br>Bridge 10am-4pm Annex<br><br>Mahjong 1-5pm<br><br>Golf Couples/Coed Night 3pm<br><b>Board Mtg 6pm</b><br><b>Clubhouse and Zoom</b>                                | 24<br>Ladies Club Rhododendron Tourney 9am<br><br>Table Tennis 9-11am Annex<br><br>Duplicate Bridge 1-4pm Annex<br><b>Luigi's Bingo \$10 (dinner \$15)</b><br><br>Hood Canal Sch Bd Mtg 5:15pm Sch Lib | 25<br>Dominoes 2-5pm  | 26<br>Pickleball 10-11am Wickiup<br><b>Karaoke 5:30-9pm</b>                                  |
|  | 28  | 29  | 30  | 31   | June 1  | June 2   |
| Sasquatch in last issue is on pg 2.                        | 28<br><b>Memorial Day</b><br><br>OCS closed<br><br>Mahjong 1-4:30pm   | 29<br>Ladies Club Golf 9am<br>Table Tennis 9-11am Annex<br><br>Poker \$5 7-9:30pm Annex   | 30<br>Men's Club Golf 9am<br><br>Pickleball 10-11am Wickiup<br><br>Hand 'n Foot 10am<br><br>Bridge 10am-4pm Annex<br><br>Mahjong 1-5pm  | 31<br>Ladies Club Captain's Cup begins.<br>Table Tennis 9-11am Annex<br>Duplicate Bridge 1-4pm Annex   | June 1<br>Dominoes 2-5pm                                      | June 2<br>Pickleball 10-11am Wickiup   |



**Restaurant and Lounge Hours**

|                          |          |   |
|--------------------------|----------|---|
| <b>Sunday</b>            | 11am-4pm | Walkup Bar Service, Hot Dogs, Sandwiches, Chef Salads, Snacks in Lounge |
| <b>Monday</b>            | 8am-5pm  | Sandwiches/Beverages in Golf Shop                                       |
| <b>Tuesday-Wednesday</b> | 11am-6pm | Standard Bar and Meal Service   |
| <b>Thursday-Saturday</b> | 11am-7pm | Standard Bar and Meal Service   |