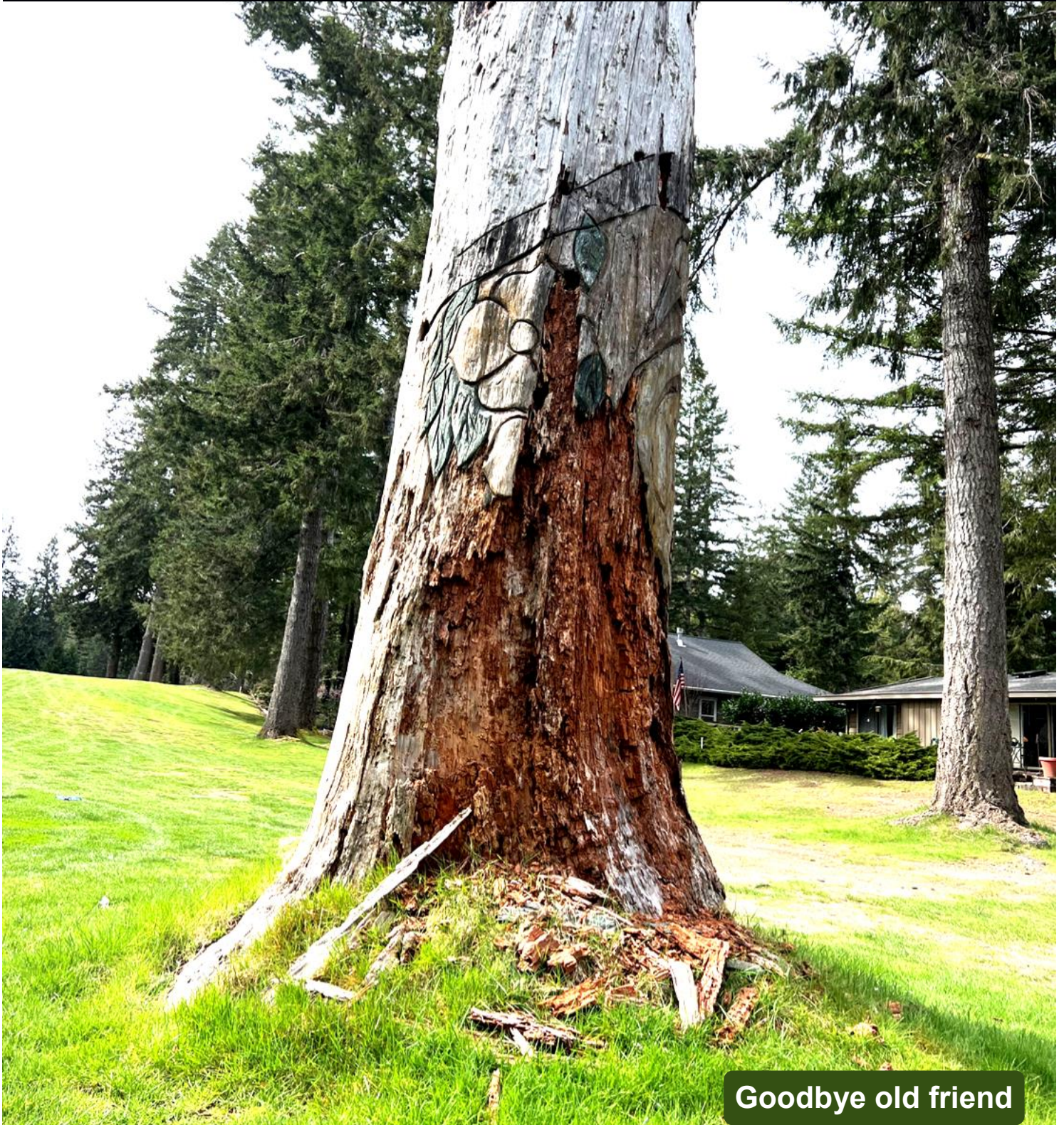


Foremast

May 2024

Alderbrook Golf & Yacht Club

EST. 1965



Goodbye old friend



Remarks from General Manager, Jason Reehm

gm@alderbrookgolf.com



We had a positive March compared to budget. Golf exceeded expectations once again with strong green fee and merchandise revenue. The restaurant did well, with good food and alcohol sales due to banquet events and music nights. Overall, it was an encouraging month

considering it is March. March can always be a wild card with the weather, so to meet or beat budget in a lot of areas is a good sign.

On the event side of things, our wine dinner with Browne Family Vineyards was a great success.



Tami Werner, Teri Chihara, Jeri Demiero, Rebecca Haesel & Carla Morrow were thrilled with the sold-out Browne Family wine pairing dinner

We are looking to do another dinner this fall. We have our Tequila Flight Night with Centenario coming up on May 2. There are still spots available for that event. We are also working on a beer pairing dinner in June with Talking Cedars Brewery out of Chehalis, WA. This is exciting for our kitchen staff.

We work and live in an amazing place. Alderbrook is off the beaten path, which is why I am sure many of you chose to live here. By being a little remote, we do experience some challenges operationally when it comes to staffing. It is not easy finding staff this

time of year when we need to ramp up for the busy season. The staff we currently employ, most have been here for a long time, some almost 30 years or more, that's amazing! They are dedicated and love this community. I bring this up as a reminder for us all to appreciate the employees that work here day in, day out. We are fortunate to have a strong core of experience amongst our staff in all departments. The best way to show that you value them is to tell them! Recognize them and the work they do. Learn their names and introduce yourself next time you come across a staff member you don't know. Our goal operationally is to make this place special for our members and guests. Your goal as a member is to make sure our staff feel valued and appreciated while working here. Together with these goals in mind daily, we can continue the positive momentum our club is feeling right now!

On a final note, there has been and will be things that we will continue to do to improve AGYC. Our goal is to make this place you all call home, the best course possible, a club that serves great food, and to provide an environment that you can be proud of. These changes can be anything from new patio furniture and seasonal menu changes, to promoting a concert this summer. With change, I am aware that not all will agree with it and many will have their opinions. I encourage the membership to bring any issues, good or bad to the GM first. I am here to help and as I have shown in the last year, always available. We will continue to find ways to make your experience living at AGYC a memorable one.





AGYC Employee Spotlight



Robert Jonker

Get to know Robert!

Rob works on the greens crew and has been at AGYC since 1995. He has done everything from irrigation to mowing fairways. His favorite job to do on the course though is mowing fairways. He likes mowing fairways the most because he says it brings the course alive. His Dad was a golfer and saw a job opening and told Rob to apply almost 30 years ago, pretty cool!

He has 3 kids in their twenties and has been married for almost 9 years. A fun fact about Rob is that he had a tryout with the Pittsburgh Pirates as a pitcher when he was younger. Thanks Rob for all that you do! We at AGYC appreciate you!



AGYC Board of Directors

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.



Your AGYC Board met on April 24, 2024 and acted on the following:

- Approved the easement request from Alderbrook Properties that begins on E Manzanita and goes through 540, 560 & 561 E Michelle.
- Approved to accept the recommendation of our Chief Administrative Officer and General Manager and purchase the Northstar Club Management software application for an amount not to exceed \$40,400 plus tax, and that the \$4,000 down payment be spent from the General Reserve Funds in the current fiscal year.
- Adopted the draft fiscal year 2024-25 budget for inclusion in the Annual Ballot as presented.
- Included the fiscal year 2023-24 audit waiver on the Annual Ballot.
- Approved including the \$400 Special Assessment for the Golf Course Loan Payoff in the Annual Ballot with a due date of February 28, 2025.
- Approved the proposed additions to the Policies and Procedures to include the Governing Documents Oversight Committee (GDOC) as presented.
- Approved the proposed modification to the Policies and Procedures, Section 4.3 Golf Course, E Personal Cart Registration Fee, as presented.
- The Board approved commencement of a foreclosure action specifically against:

- Lot #321045400039 Lot #321045000009
- Lot #321045800040 Lot #321095000051
- Lot #321045200151 Lot #321045800036
- Lot #321045300014

March 2024 Financial Report

Operations Income:	Actual: \$ 278,163	Budget: \$ 241,970
Operations Expenses:	Actual: \$ 295,229	Budget: \$ 273,018
Operations Net Income:	Actual: (\$ 17,066)	Budget: (\$ 31,048)
Less Loan Expense Income:	(\$ 10,528)	
Adjusted Operation Income:	(\$ 27,594)	
Reserve Income:	Actual: \$ 38,480	Budget: \$ 38,415
Reserve Expenses:	Actual: \$ 0	Budget: \$ 0
Reserve Net Income:	Actual: \$ 38,480	Budget: \$ 38,415

Account Balances

Operating Funds:	\$ 456,006
Contingency Funds:	\$ 62,206
Debt Service Account Funds:	\$ 15,176
CH Assessment Reserve:	\$ 9,290
Reserve Funds:	\$ 527,852

Parcel Summary

AGYC Lots for Sale:	2
AGYC Common Area Lots:	27
Private lots in good standing:	577
Private lots delinquent:	12 *
Alderbrook Properties, LLC lots:	94
Total:	712

* includes 90 days past due on HOA Dues or R&D Assessment

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Ad Hoc Finance Loan Town Hall
Golf Course Loan Special Assessment

Saturday May 4, 10am Clubhouse

Meet the Candidates

Sunday May 19, 3pm Clubhouse & Zoom

AGYC Board Meeting

Wednesday May 29, 6pm Clubhouse & Zoom

AGYC Annual Meeting

Sunday June 2, 3pm Clubhouse & Zoom

Non-emergency Sheriff's # 360-426-4111



Finance Committee By Mary Gin Kennedy, Chair



Please Vote Yes to Ratify AGYC's FY 2024-2025 Budget!

The Board of Directors adopted the FY 2024-2025 budget on April 24, 2024, with a monthly assessment (aka dues) of \$340, representing a 4.6 percent or \$15 per month increase. The Finance Committee met six times in February and March to scrutinize the proposed budget before presenting it to the Board on March 27. The Board held a Budget Workshop with the Finance Committee on April 3 for further discussions. AGYC members in good standing will be asked to ratify the budget on the ballots mailed out April 29. To be counted, ballots must be returned by Friday, May 31, or brought to the Annual Meeting June 2.

This budget funds our amenities, facilities and services at slightly enhanced levels, while ensuring our financial stability, and keeps the monthly assessment (aka dues) as low as possible. AGYC's \$4.3 million budget is funded by a mix of monthly dues and outside (non-dues) income from the golf course and restaurant. This revenue allows AGYC to provide an active but relaxed lifestyle coupled with exceptional benefits for members who have access to our many amenities and activities.

The breakdown of the monthly dues is as follows:

- ◆ Operations & Maintenance: \$246.83 (\$12 increase)
- ◆ Golf Course Loan: \$ 16.17 (no change)
- ◆ General Reserves: \$ 70.00 (\$5 increase)
- ◆ Golf Course Rounds Tax: \$ 7.00 (\$2 decrease)

TOTAL: \$340 (4.6% increase)

FY 2024-2025 INCOME: The Operations and Maintenance (O&M) budget provides for daily operations and does not include Reserve Fund or loan repayment income. AGYC's projected O&M income of \$3,617,845 equals the HOA's projected expenses for daily operations. The Finance Committee is forecasting new income from eight new Aldersbrook Properties dues-paying members (from 594 to 601).



Monthly dues allocated to the O&M budget comprise just under half of the O&M budget, or \$1,770,265. Non-dues income from the restaurant, golf course and other sources is forecast to be \$1,850,000. Generating non-dues income from members and non-members is an important component of our O&M income and helps to minimize dues increases. Food & Beverage sales are slated to reach \$949,200, and Golf Shop proceeds are ambitiously projected to be \$816,100. Miscellaneous income, such as interest and fees from new home applications, title transfers, late payments, etc., are expected to bring in \$85,000. Holding frequent special events in the Clubhouse and expanding hours for public play on weekend mornings are good examples of ways to grow non-dues income.

An annual food minimum to increase income was considered as part of the budget discussions but was not recommended. The 10 percent member discount was continued without change.

Personal Cart Registration Fee: The annual "trail fee" has been renamed the "Personal Cart Registration" fee to reflect its purpose as a usage fee for golf cart owners. Many golf courses do not allow members to use their own golf carts on the course and instead rent carts to members. The Personal Cart Registration fee helps compensate for allowing private carts on the golf course. The fee will be \$250 plus tax per household and will be billed in June for members owning golf carts. The



fee is projected to contribute \$42,250 to the bottom line.

FY 2024-2025 EXPENSES: Living in Western Washington is expensive. Annual inflation in the Puget Sound region was 4.3 percent in March 2024, down from 6 percent a year ago, but higher than the overall urban Consumer Price Index of 3.6 percent. Cost increases add up over time so managing costs is important on the expense side of the budget. All departments are aware of the importance of careful financial management. The Food and Beverage department is keeping costs close to industry standards, and gross wages are flat. The restaurant will continue to be open on Sundays. Overall, F&B expenses are estimated at \$1,023,994. The Golf Shop’s positive revenue stream, minus expenses of \$488,387, offsets the cost of maintaining the golf course. The Green Department’s expense budget is up a modest 2 percent to \$1,060,965. To reduce costs, the Green Department uses generic seeds and fertilizers but contends with rising bulk delivery (transportation) costs and volatile petroleum prices.

Total labor costs, including taxes and benefits, equal about 50 percent of the expense budget. Since January 1, 2020, the minimum wage has increased 20.5 percent to \$16.28/hour. This causes a “ripple effect” of higher wages for other workers earning above the minimum wage. The minimum wage again increases on January 1, 2025. Higher prices also affect many other expenses. Insurance costs (medical, liability, vehicle) are up 40 percent. Costs for food, supplies and materials are also up. Although not a big annual increase, the water bill for the golf course is projected at \$125,000. Common Area expenses are budgeted at \$285,531, and \$20,500 of new funding has been added to the budget for maintenance of the roads, culverts and drainage ditches now that the Roads & Drainage (R&D) Infrastructure Program is over 70 percent complete. This maintenance will be an ongoing expense in future years.

Monthly dues and non-dues income subsidizes the golf course and the restaurant. The budget forecasts a F&B subsidy of \$10.48 per lot per month (\$126 annually) and a golf course subsidy of \$102.70 per lot per month (\$1,232 annually). Both

subsidies are slightly lower than FY 2023-2024 projections.

GENERAL RESERVES: General Reserve funds continue to be tight for the next few years. Almost \$3 million dollars of General Reserves will have been used to fund the \$5.5 million R&D Infrastructure Program. The balance of the program was funded by a \$2.5 million Special Assessment ratified by the membership in June 2019. In FY 2024-2025, General Reserves will provide \$600,000 for the R&D Program.

This budget includes \$70 per month, or \$500,360, in projected income for General Reserves. In addition to R&D Program funding, the new budget also includes a maximum of \$85,000 to purchase a new software and POS system along with hardware for our business operations to replace Teesnap and Enumerate. Once the R&D Program is completed by May 2026, General Reserves are projected to grow rapidly to cover future infrastructure investments. A new irrigation system for the front 9 is the next big General Reserve project on the horizon. The cost has been estimated at \$1.1 million and may be even higher.

Having an adequate General Reserve Fund allows the Board to pay for significant Common Area expenses as they occur. Although the Reserve Fund is underfunded based on the replacement value of our assets and projected future projects, the Board and the Finance Committee believe that careful management of Common Area needs should allow AGYC to cover anticipated future costs, absent some extraordinary event, without resorting to a Special Assessment. We have established a Reserve Fund Pro Forma (financial spreadsheet) to estimate and track current and future Reserve Fund requirements.

SPECIAL ASSESSMENT TO PAY OFF THE GOLF COURSE: The HomeStreet Bank loan for the golf course is due on June 1, 2025, and must be paid off or refinanced by that date. Despite an aversion to Special Assessments, the Board and the Ad Hoc Loan Committee believe that paying off the golf course loan by the due date benefits the HOA and merits asking the membership to approve a proposed \$400 Special Assessment for each lot, due as a one-time, single, lump sum payment, to pay off the golf course loan in full. If the Special



Budget Continued

Assessment is approved, members must pay \$400 by February 28, 2025. The estimated loan payoff amount is \$240,000. The Special Assessment is not included in the budget ratification vote and will pass or fail by a majority vote.

The \$16.17 Allocated to the Golf Course Loan:

Many members have asked what will happen to the \$16.17 allocated to the golf course loan if the loan is paid off next spring. Assuming the Special Assessment passes, there will be one or two months when the \$16.17 is not needed to make the loan payment. The Board, with input from the Finance Committee, will decide how to use this money at that time, an estimated \$9,500 per month. If the Special Assessment does not pass, the \$16.17 will continue to be used to make the monthly loan payments through May 31, 2025.

THE AUDIT WAIVER: The ballot contains a question asking AGYC members to vote to waive the FY 2023-2024 audit. RCW 64.38.045(2) states that an annual financial statement must be prepared by or for the association and that financial statements for associations with assessments of \$50,000 or more must be audited at least annually by an independent CPA. The statute further provides that the audit may be

waived on an annual basis if two-thirds of the votes cast by owners at a meeting, such as an Annual Meeting of the HOA, vote to waive the audit. AGYC's Bylaws have a similar provision (Article VIII, Section 7).

The main reasons to waive an audit are to save on the cost of the audit and free up staff time. This year, waiving the audit would be especially beneficial because it would provide the Business Office with more time to train and prepare for the installation of the new business software. As a policy matter, AGYC normally audits our financial statements at least every three years. Additional audits may be prepared at any time. If the audit is not waived, funding is available in the budget to perform an audit. AGYC received the results of the audit of the FY 2021-2022 financial statement on July 11, 2023. The audit for FY 2022-2023 was waived last year.

FINANCIAL REPORTS: If you are interested in reviewing AGYC's financial reports, the monthly Income Statements and Fund Balance Sheet, the latest Reserve Study and the most recent audit for FY 2021-2022 are posted on the member section of the website. A financial snapshot is published each month in the *Foremast*.



Thank you for your ongoing support of **Alderbrook's Lending Library** located in the Community Center (Annex). We continue to accept gently used fiction and non-fiction paperbacks in all genres but romance. Due to space limitations, we are unable to accept hardbacks in any genre. We are also unable to accept CD's, DVD's, VCR tapes, cookbooks or periodicals. Thank you!

Your library team, Catherine Laatz, Eileen Baumgardner and Heather Boone

Nominating Committee By Eileen Baumgardner, Chair

evbaumgardner@gmail.com



**Board of Directors
Candidate Biographies
Shared**

If you see them, please thank the five community members who stepped up to run for one of three open positions on the Board of Directors:

Curt Creswell, Mark Maxfield, Dan Nichol森, Penny Shelton and Rhonda Westover.

The candidates' biographies are included in this edition of the *Foremast* as well as being mailed along with the ballot to all AGYC members in good standing. Completed ballots are due no later than the Annual Meeting on June 6.

Come meet the candidates and ask them questions at the "Meet the Candidates" Forum on Sunday, May 19 at 3pm at the Clubhouse.



Candidate Curt Creswell



Curt Creswell

I'm a native Washingtonian, having grown up in Spokane and attended Western Washington in Bellingham. I've been self-employed since age 23 as a painting & wallcovering contractor, real estate developer, home builder and realtor. My hobbies include golf & gardening.

My wife, Linda, and I bought our first property in Alderbrook in 2004 & moved to AGYC in 2006. In that time, as a contractor, I've built or refurbished 11 homes in Alderbrook and as a realtor, sold an additional 73 homes as the listing agent & 18 representing the buyer. I've served on several AGYC committees as well as the Board of Directors from 2008 through 2010. Linda & I have very much enjoyed the Alderbrook lifestyle for the last 20 years and serving on the Board will be a rewarding way to give back to the community.

If elected, some of the ideas and issues I would promote are:

- We are a homeowner's association, not a country club. Maintaining the amenities we have should be a priority over adding more. Needs trump wants.
- A lot of time and effort have gone into our 78 pages of policies & procedures and they are very well written. There are several areas however that need better enforcement. If we have a policy that we're not willing to enforce, should we have that policy in the first place?
- Leave the Pointe as it is without any development. Any expansion of our facilities to accommodate growth should be at the current clubhouse location.
- Any golf course modifications resulting from our implementation of the "master plan" should be as low impact as possible.
- The next few years will be the last major growth spurt in our community which will provide a last, good opportunity to deal with any desirable land use issues.
- If legally possible, we should either limit or not allow short-term rentals. Current short-term rentals could possibly be "grandfathered."

Alderbrook is a fantastic place to live and is only going to get better! I believe that my work history and 20 years of experience at Alderbrook provide an excellent base for helping to guide our community into the future. I'd like to be a part of that progress and if you agree with the above, your vote will be much appreciated!

Respectfully,

Curt Creswell



Candidate Mark Maxfield



Mark Maxfield

Five years ago my wife Patti and I began looking for a new place to retire. We visited the Alderbrook community several times, and we were fascinated with the "Alderbrook Wave". As we drove around the community everyone waved at us! We soon knew this is where we wanted to spend our retirement years!

I grew up in Tacoma and attended Mt. Tahoma High School. After graduation, I studied at Central Washington State College to become a teacher and play college baseball. My first teaching job was in Toledo, where I taught 4th, 5th, and

6th grades, and coached basketball and baseball. I studied for my Administrative credentials, and in 1983, was hired by the Castle Rock District as an Elementary Principal. In 1988 we moved to Hoquiam, and I spent the next 36 years as an Elementary Principal and Athletic Director.

Why should you vote for me?

1. I am generous with my time volunteering in the community where we live. I served 32 years in the Hoquiam Lion's Club, acting as their Hoop Shoot Chairman, as well as participated in their charitable events. In addition, I sat on the board for the Grays Harbor YMCA, and became the first President of the profitable Hoquiam Grizzly Booster Club. Presently, I am the chairman of the Golf Committee here at Alderbrook, and spent 4 years as the Men's Club Secretary.
2. With years of managing budgets as a school administrator and athletic director, I believe I have the experience to assist the AGYC in developing our budget. The board is responsible for setting your HOA fees and I will take this process seriously. I would say that I am a fiscal conservative, and am aware of the many discussions regarding our current "needs" vs "wants".
3. After 40 years in education, I feel I have strong people skills and am a good listener. I am an advocate for allowing people to share their opinions and ideas on how they would like our community to grow and prosper. Our number one physical asset at Alderbrook is the golf course and that should always be our main focus. In addition, I am very supportive of the number of social events and restaurant changes that have been implemented recently.
4. I am impressed with our current board members and General Manager, and would like to continue their goals and objectives for improvements to our community. We have many decisions on the horizon to plan for, and it would be an honor to listen to your opinions. As a board member I believe it is important to enter discussions with an open mind, and without a personal agenda.

Finally, I look forward to getting to know more of our Alderbrook community members, and becoming further involved in other committees and their activities. My door will always be open for conversation and sharing. Thank you for considering me for the AGYC Board.



Candidate Dan Nichol森

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 1st 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 7th 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 oversaw multi-million-dollar projects at various Intel campuses.

AGYC Involvement:

- Member of Golf Committee 2022 – 2024
- Co-Chairman of Skipper & Mate golf tournament 2022
- Men's Club Handicap Chairman 2022
- Chairman of Skipper & Mate golf tournament 2023-2024
- Men's Club Assistant Captain 2023-2024
- Volunteered for Activities Committee as needed 2021-2024.
- Volunteer Flagger for ACYC Road Paving projects 2020-2024

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 Penny Shelton

Penny Shelton Board of Directors Bio

Good Day Fellow Alderbrook Home Owners. I am running for the Board of Directors. My husband Randy and I have been residents of Alderbrook for 10 years. We love this area, the people of Alderbrook and our golf course. We want to stay here as long as it is possible.



My history before Alderbrook: Born in Ogden Canyon, Utah. Moved to California when I was 13 – lived in Vacaville and the surrounding area until I moved to Washington in 1979. I feel like Washington is my home.

Randy and I met just 20 years ago and have been married for the past 13 years. Together we have 5 kids and 9 grandkids and 2 great grandkids.

Work History: My Fire Service career of 32 years started in 1979 as the Secretary to the Board of Commissioners at Shoreline Fire Department. From there I moved up through the ranks of the Prevention Division to become Division Chief of Prevention at Gig Harbor Fire and Medic One, where I retired.

In my first role as secretary to the board of commissioners I became very familiar with the Revised Code of Washington (RCW's), and how they govern the fire service. Now I am becoming more familiar with the RCW's that cover Home Owner's Associations.

Along the way I learned a lot about managing information and how to get along with people. On scene, in my role as a Public Information Officer and also in my role as Fire Marshal I have had many opportunities to listen carefully, interpret meaning and provide information for the betterment of all concerned. As a Director, I will promise you that I will listen carefully, evaluate all sides of each issue and try to represent you honestly.

Alderbrook Involvement: We moved to Alderbrook in August of 2014. I joined the ladies club the following year and agreed to serve as Secretary of the Ladies Club Board in 2016. I also started working with the Activities Committee that year. I moved up through the ranks of the Ladies Club over the next two years and led the Ladies Club as Captain in 2018 and Past Captain the next year. I am once again on the Ladies Club Board serving as the Handicap Chair.

Currently I am a member of the Finance Committee and the Document Review Committee. When the Golf Committee reformed, I served one year on that committee for one year as a representative of the Ladies Club Board.

When we first moved to Alderbrook we became aware that although money was collected during the holiday season to thank our employees, there was no celebration to say thank you. Randy and I, with the help of many members, got permission to host an Employee Appreciation dinner in the clubhouse. This continued for three years. Change of GM, Change of Plan.

Finally, we support our nations Veterans and Active-Duty Military Members through a non-profit called Salmon for Soldiers. Many of you have supported or been a participant in our programs over our 10 years at Alderbrook. We thank you for your support of our nation's veterans and Salmon for Soldiers.



Candidate Rhonda Westover



Rhonda Westover
171 E Michelle Drive
Union, WA 98592

RhondaAtAlderbrook@gmail.com

PERSONAL

In 1976, I moved from Oregon to Alaska, & served in the Army Reserves, 871st Engineer Co., Fort Richardson, AK ('77-'80). In 1981, I earned a B.A., University of Alaska, Anchorage & a Juris Doctorate at Willamette Law School, Salem ('84). Although my husband, Scott, and I both grew up in Oregon (Corvallis & Salem areas), we met by chance in 1999 at the Fancy Moose Lounge in Anchorage. With family in the Pacific NW, Alderbrook was the perfect choice for our retirement!

WORK HISTORY

- *Dept. of Law, Municipality of Anchorage — March 2000-May 2011
-Deputy Municipal Attorney, Chief of Civil Division, 2003 - 2011
-Dept. of Law Summer Intern Law Program Supervisor, 2000-2011
-Senior Ethics Officer, 2007 - 2011, appointment by Mayor Dan Sullivan
-2010 Public Service Award recipient, selected by Mayor Dan Sullivan
*Sole Proprietor/Owner, Law Office 1995 - 2000

PROFESSIONAL

- *Court Admissions: Alaska Supreme Court, Federal District & 9th Cir. Appeals courts, U.S. Supreme Court
*Alaska Bar Assoc., 1991-present; Anchorage Bar Assoc., Board of Directors 1996-2011, President 1998-99; International Municipal Lawyers Assoc. (IMLA), Alaska State Chair 2007-2010

COMMUNITY SERVICE

- *AGYC Board & Committees: HOA Board 2013-19, lost by tie 2023; Adjudication 2012-13; B&A Board Liaison 2017-19, member 2019-present; Finance 2024; Nominating 2019-present; House & Facilities 2022-24; Ladies Club 2011-present; Yacht Club 2011-15
*Washington/Pacific NW: PGA, LPGA, Senior & Women's Amateur Marshal volunteer since 2015 (Chambers Bay GC, Pebble Beach GC, Sahalee CC, Los Angeles CC, Anchorage GC, Portland CC; TW Genesis Invitational 2024, Riverside CC). WA State Women's Public Links Assoc. (WSWPLA): 2016-present; Alderbrook Ladies Club Trustee, 2018-present.

VISION

After spending 10 years searching western Oregon & Washington for a retirement location, my husband and I unexpectedly found a directional sign to Alderbrook GC in January 2011. We walked into the clubhouse and pro shop, played a round of golf, and fell in love with the community & golf course! Followed by multiple house-hunting trips from Anchorage, we found & closed on our dream home on Michelle Drive in April 2011.

Now, after more than a decade in Union, we truly appreciate the "family" atmosphere of our neighborhood & community - so much like living in Alaska, being closer to friends & family living in the Pacific NW, and having the luxury of spending extra time with family members lost in recent years.

For me, retirement means family, friends, traveling, golfing, book club, walking the community, playing with our dog, sitting by the fire pit on summer evenings - and more time to be involved and give back to my community. My professional life and the opportunity to serve on our Committees & the Board has made me aware of how important it is to hear member concerns. I believe frequent workshops & Town Hall meetings provide the opportunity for members to learn about and have a voice in the direction of our HOA.

As our community changes and grows, we need to be thoughtful of the financial situation of all members: New, young, mature, working, retired, and as well as longtime senior members, who are responsible in large part for guiding and nurturing this incredible community we now love. If you'd like to chat, please call or email me! I'd love to earn your vote as an Alderbrook Board member.



Information Sheet: Special Assessment for Golf Course Loan




AGYC members will be asked to approve or disapprove a proposed \$400 Special Assessment to retire the golf course loan on the June 2024 ballot. The proposed Special Assessment is structured as follows:

- ⇒ The balance of the golf course loan is due to HomeStreet Bank on June 1, 2025. The estimated golf course loan balance by spring 2025 is \$240,000.
- ⇒ As of March 31, 2024, the balance due on the golf course loan is \$340,774.
- ⇒ The vote (to approve or disapprove the Special Assessment) is separate from and independent of the budget ratification vote.
- ⇒ Approval of the Special Assessment requires a “majority of the vote of members in good standing who cast ballots...”. (Bylaws, Article II, Section 4, Clause H)
- ⇒ The Special Assessment breaks down as follows: \$400 per lot times 600 lots equals \$240,000.
- ⇒ The Special Assessment will pay off the golf course loan in full.
- ⇒ If the Special Assessment is approved by the membership, a single, one-time, lump sum payment of \$400 is due by February 28, 2025. (Monthly payments require too much bookkeeping.)

- ⇒ If the loan is paid off next spring, there will be one or two months when the \$16.17 allocated to the golf course loan in the monthly dues is not needed for the loan repayment. The Board of Directors, with input from the Finance Committee, will decide how to use the money at that time, an estimated \$9,500 per month.
- ⇒ For members not paying the Special Assessment by February 28, 2025, late fees and interest will be collected, as they are for other overdue payments.
- ⇒ If sufficient funds from the Special Assessment are not available by the time the loan is paid off, the Board should approve paying off the shortfall from the contingency fund.
- ⇒ If more funds than necessary are collected, the Board should allocate them to the General Reserve Fund.
- ⇒ If the Special Assessment is disapproved by the membership, AGYC will ask HomeStreet Bank to refinance the loan so it is fully paid off no later than June 1, 2030. Monthly dues will be adjusted to cover the new loan payment. We expect to pay a higher market interest rate and loan fees associated with any refinancing.

Town Hall Meeting



AGYC members are invited to attend a repeat of the Town Hall sponsored by the Ad Hoc Loan Committee on Saturday, May 4, at 10am in the Clubhouse to discuss the proposed Golf Course Special Assessment

Information provided by the Ad Hoc Loan Committee (Dave Hawkins, Chief Administrative Officer Dawn Hayman, Board Treasurer Bill Holtz, Finance Committee Chair Mary Gin Kennedy and Board member Jim Winchell.)



Environment Committee (EC)

Adopt a Patch of Alderbrook! Volunteers Wanted

Each month the Environment Committee spends a few Saturdays sprucing up areas around our community. Once an area is done, we move on to the next leaving the previous areas untended. It's no surprise that in no time, they once again start looking unkempt.

The EC is looking for volunteers who will spend a few hours a month maintaining these designated areas. Tasks include but are not limited to raking, weeding and pruning.

Is one of the following areas close to your house? Maybe you have a neighbor who would like to join you and cut the work in half. Be part of the 'Patch Patrol'!

Welcome Garden by hole 2

End of hole 12

Hole 16 tee box

End of hole 8

End of hole 15

Holes 17 & 18 along Fairway

Please contact Carla Morrow (clzmorrow@gmail.com) or Rick/Tracy Battson (rick.battson@comcast.net) if you are interested in volunteering. We will provide guidelines.

The Broom Squad was back in April, along with huckleberry pruning and work at the OCS. It was a busy month!



Neighbors Peter Jacobs, Alan & Cindy O'Dannel & Shalini Jacobs bond over Scotch Broom removal



Don Houck was on his morning walk and offered help to pull plants



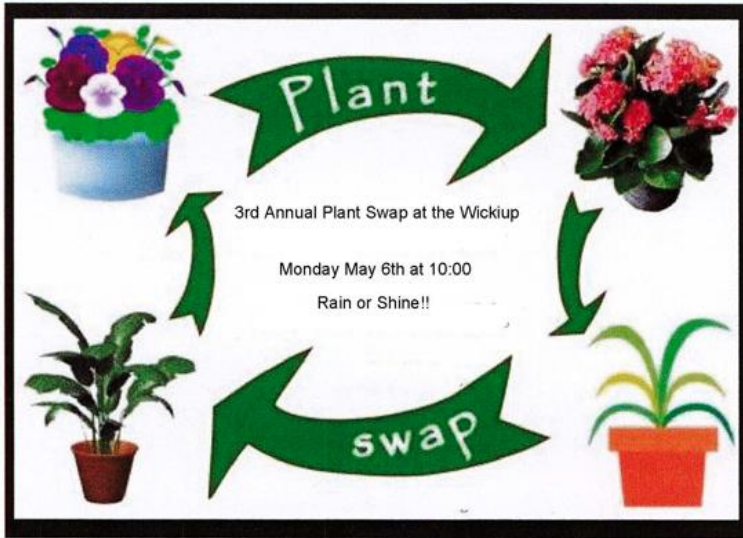
Greg Hibbs, Tracy Battson, Barley, Chris & daughter Cordelia Neisinger at the OCS



First time volunteers Randy and Bonnie Lindblad, who joined AGYC in December



Environment Committee Continued



Last year over 40 happy gardeners joined in the fun and lots of plants found new homes!

All donated plants are free, and you don't need to bring one to take one.

If you are donating your plants, please label your pots.

Crazy Hill Nursery will be on hand to answer all your gardening questions and they will have a wide variety of plants for sale. Please don't forget to bring your credit card if you wish to buy a plant from Crazy Hill.

If you have any questions, please contact Carla Morrow at clzmorrow@gmail.com

Emergency Preparedness Advisory Committee (EPAC) By Heather Boone

ONE HOUR of planning and action each MONTH leads to successful PREPAREDNESS



This month we recommend preparing important documents for ready access. After a major disaster you may need financial assistance and will

want to document any property loss for insurance and income tax purposes. You may need to access medical care. Having ready access to documents will help reduce delay and frustration.

Consider gathering the following:

Vital documents: marriage/birth/death certificates, passports, social security cards, driver's license, pet microchip information. Anything that will help you identify yourself and those in your household.

Financial documents: vehicle registration, title, loan information, utility bills, bank accounts, retirement/investment accounts, social security statement, insurance policies (life, home, auto, renter's, disability, boat, umbrella, etc.), income pay stubs, proof of employer. Anything that will help you request insurance or disaster assistance.

Medical: health/dental/vision insurance information, Medicare, veteran's benefits, list of medications, healthcare and pharmacy providers contact information, medical power of attorney,

advance directives and disability documentation. Anything to assist with documentation of health insurance, healthcare needs and medical benefits.

Legal: wills, trusts, powers of attorney, estate documents and advance directives.

Emergency contact information: family members, healthcare professionals, pharmacy, veterinarians, employer, schools, etc. Anyone you might need to contact in the event of an emergency and you do not have access to your phone.

Valuables: photos or videos of all valuables, home photos. Anything that will help document valuables for insurance claims.

It is recommended that you scan or photograph all your important documents and put them on a password protected flash drive. Physical copies of documents and photos should be stored in a fireproof safe or safety deposit box. Whatever your safe keeping method make sure they are accessible if you need to evacuate.

For more detailed information, please visit FEMA's Emergency Financial First Aid Kit at:

https://community.fema.gov/PreparednessCommunity/s/emergency-financial-first-aid-kit?language=en_US

https://www.ready.gov/sites/default/files/2020-03/ready_emergency-financial-first-aid-toolkit.pdf



House and Facilities Committee (H&F) By Sharon Ferguson, Chair

360-898-6565



Last month I wrote about the great job everyone did cleaning out the storage area in the Community Center (Annex). However, I found I missed one of the helpers - Tracey Lopez, who dove in and helped. Thank you Tracey!

Your H&F Committee has been busy working on the yard at the Annex. The yard has been in bad shape since it was torn up when the new septic was installed. The committee now has started work on it. Unfortunately, when the septic was installed, our sprinkler system was destroyed. The Board has decided they do not want the expense of putting in a new sprinkler system, therefore the committee had the challenge to create a yard with plants that need very little water while getting a lot of sun.

Lynda Schwindt provided the initial landscape design and Rick Reclusado began by removing all the old pathway brick edging. Bill Linder removed all the old concrete blocks and power washed them. Then Brent Starr came in with equipment to move all the old dry dirt, rock and stumps leveling the yard and then brought in piles of topsoil for us to shovel and rake into place. Thanks all, we appreciate your help.

The Alderbrook Properties team took over from there. As a gift to AGYC from Amanda Montgomery, General Manager of Alderbrook Properties (with the approval of owners Phil Werdal and Jubilee Whitman) she brought in her "A" team: Kaylla Hicks, Office Administrator for A.P., Mike Inman, Field Superintendent, Sean Weschler, Sean Brown and Rodney Atoe. The five have experience building walls and they jumped in to rebuild ours. A



decision was made to move the block wall 6 to 10 inches away from the street allowing for off-street parking for both cars and trucks, when needed. Bill Linder helped orchestrate and oversee the project. Alderbrook Properties has always been a great partner for our community. They have done much to help our community over the years and the House and Facilities Committee appreciates their contribution to our Annex. The wall turned out perfect and they are a fun group to work with. Thank you all.

With a large, clean slate to work with and after much thought about the layout and design, we started with a dry creek bed. Rick began by prepping the ground, getting it ready for the four yards of rock. Then Lynda, Rick, I along with Jose Cortez, a worker we have used before, began building the 75 feet of creek bed - what a job!



When it was finished, we were tired but pleased with how it turned out. That day we were told Susan Hohenthal of Union had decided to rid herself of many of the grasses in her yard and Lynda Schwindt went over and picked up several for us to use. Rick and I planted them. Thank you, Susan, for your contribution. If anyone else has any drought tolerant plants they no longer need, please give us a call.

The yard has begun - stay tuned for more to come.

H&F Committee meeting days are the first Wednesday of each month at 3pm.
Our next meeting will be on May 1 at 3pm at the Annex.



The AGYC Restaurant

MOTHER'S DAY

BRUNCH

- Assorted Baked Pastries
- Fruit Salad
- Strawberry Spinach Salad
- Caesar Salad
- Custom Omelet Station
- Smoked Salmon Eggs benedict
- Crustless Vegetable Quiche
- Waffle Bar
- Bacon & Sausage
- Buttermilk Biscuits w/ Sausage Gravy
- Carved Baked Ham
- Cod Anglaise w/ Lemon Caper Sauce
- Green Beans with Bacon/Onions
- House Red Potatoes
- Strawberry Cream Cake
- Hot Apple Bread Pudding
- Pecan Bars
- Assorted Cookies

Adults - \$35++/Children 5yr - 12yr - \$15++/
Children 4yr & Under are Free

Sunday, May 12th / 1030am

Call the office at (360) 898-2560
to make reservations



**TALKING CEDAR
BREWERY DINNER**

MENU

PRAWN COCKTAIL

JUICY IPA

WEDGE SALAD

NORTHWEST IPA

BEEF SLIDERS

AMBER ALE

KIELBASA SAUSAGE

PILSNER

CHOCOLATE BROWNIE

RASBERRY BLONDE

\$60 MEMBER/\$65 GUEST

**FRIDAY, JUNE 21ST @
6PM**



*April Trivia Winners
(standing) Greg & Debbie Hibbs
(front) Tim & Mona George,
Nancy & Tim Stutzman*



*Walking home after grandma's 90th
birthday party at the restaurant*



Luigi Bingo!

Thursday May 23rd



Spaghetti Dinner \$16 Per Person

Includes Salad and Garlic Bread

DINNER SERVED AT 4:30 PM BINGO STARTS AT 5:30 PM

Luigi's Community Fundraiser

Doors open at 4:30 to purchase Bingo packets and have dinner.

Luigi is asking everyone coming to play Bingo only to arrive no later than 5:00 to buy your cards, pick a table and check out the prizes.

Bingo Cards are \$10 for a packet of 10.

Bingo Prizes Include Cash and
"White Elephant Gifts"



Building and Architectural Committee (B&A) By Rhonda Westover, Chair



Summary of B&A monthly meeting held on Monday, April 8. Minutes from previous meeting approved and available on AGYC website.

Old Business

- a. Zoom discontinued on January 1, 2024, unless by committee member or lot owner request
- b. Hood Canal Storage - no update
- c. **20 Blackberry Ln** - property owner request for mandatory Geotech study; slope considerations handled by Mason County, outside the authority of HOA. After discussion, project reassigned to Haesel
- d. *Drainage/culverts/stormwater management - Driveway projects all require 12" culvert, unless insufficient elevation is determined by R&D Committee, after on-site visit
- e. *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 softscape, asphalt or gravel may be used on ROW; must be sloped below the existing roadbed for snowplow, safety and emergency.)

Mid-Month Approvals/Ratification (1)

- 📁 **991 Manzanita/Stoddard** - ratified exterior paint, approved

New/Held-over Projects (11)

- 📁 **21 Blueberry Hill/Ochnik** - landscape plan, approved
- 📁 **161 Country Club Dr E/Volk** - deck and 5'x3' tool shed - need additional information
- 📁 **181 Country Club Dr E/Stephens** – extend shed roof, postponed for additional information - W/D
- 📁 **50 Country Club Pl/Cook** - 11'x13' gazebo for back deck, approved
- 📁 **80 Jack Pine Ln/Demiero** - 12'x12' stick-built shed, painted to match, approved
- 📁 **321 Jack Pine Ln/Motzer** - revised plan for roof solar panels, approved
- 📁 **50 Michelle Dr/Baertschiger** - 7'x16' deck, 24"H 4/24 conditional approval; needs variance from rear property line
- 📁 **330 Vine Maple Ln/Black** - revised fence change to 3'H black chain link, asphalt ROW apron, approved
- 📁 **850 Vine Maple Ln/Melnychuk** - new home construction, approved
- 📁 **140 Westwood Ln E/Park** - new home, postponed; additional information requested; property listed for sale 3/1/2024 - REMOVE FROM PENDING
- 📁 **151 Westwood Ln E/Anderson** - exterior paint colors, approved

Next Meeting: Monday, May 13 at 10am

PLEASE NOTE: Deadline to submit project applications for May B&A agenda is May 6 for May 13 meeting. Applications received after May 6, in the discretion of the Committee, may be placed on the May agenda or held until the June 10 meeting.

Applications may be submitted via AGYC website, dropped in person at the AGYC Business Office or by email to BACommittee@Alderbrookgolf.com.

Information Only (1)

NHN Country Club Dr N - Lot perked and septic design in process; waiting for construction application to be submitted

Addendum Items (2)

- 📁 **180 Westwood Ln W/Battson** - repaint/stain home; no color change - no permit required
- 📁 **341 Jack Pine Ln/Joubert** – asphalt driveway, approved

Alderbrook's Construction Guidelines apply to most outdoor/interior projects. If you need a copy of the Guidelines, an application form or just have a question, please send your query to: BACommittee@Alderbrookgolf.com.

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



AGYC INFRASTRUCTURE PROGRAM	DASHBOARD	Apr-2024
<i>Prepared by Ken Goldblatt</i>	<i>2,537 hours thru 4/17/24</i>	<i>As of 4/17/24</i>

TRACKING ELEMENT	AMOUNT	AS OF DATE	FORECAST	% COMPL
R+D Special Assessment Funds Received	\$2.57M	3/31/24	\$2.58M	99.6%
Board-Approved GR Fund Use-To-Date	\$2.01M	3/31/24	\$2.96M ⁽¹⁾	68%
GR Fund Transfers to SA Account-To-Date	\$1.63M	3/31/24		
General Reserve Direct Expenses-To-Date	\$189K	3/31/24		
Total R+D Expenses-To-Date (SA + GR)	\$4.07M	3/31/24	\$5.54M ⁽¹⁾	73%
Total R+D Commitments	\$4.3M	3/31/24	\$5.54M ⁽¹⁾	78%
Pending Approvals/Awards	\$255K	3/31/24		
Total Program Time (months)	58	3/31/24	84	69%

*Note 1: The Overall Road & Drainage Program was adjusted to \$5.54M in the HOA Board meeting held on 3/27/24 (Approval Request 240327.01).



Work Scope	Location(s)	Timing
Drainage & Root Block	Dogwood Lane/Ct, VM Lane/Ct	Continue thru mid-May
Paving Improvements	Paint Brush/Fir Tree/Dogwood Ln	Start May 13 (Grinding)

PROGRESS DURING REPORT PERIOD (3/18 – 4/17/24)		NEXT STEPS	
<input checked="" type="checkbox"/>	Cut down Trees in ROW (Dogwood to Vine Maple)	<input type="checkbox"/>	Complete Zephyr scope for Grp 6/7 Roads
<input checked="" type="checkbox"/>	Finalize design docs for Grp 6 & 7 Roads	<input type="checkbox"/>	Mobilize Jimini for Group 6 roads
<input checked="" type="checkbox"/>	Award Jimini CO#13 for Group 6 Roads	<input type="checkbox"/>	Prepare paving Bid Package for Grp 7 roads
<input checked="" type="checkbox"/>	Update Foremast, R+D Web Page, eBlasts	<input type="checkbox"/>	Finalize ESA proposal for Grp 8 & 9 Roads
		<input type="checkbox"/>	Provide updates to Pro Forma & Budget



From the Green Superintendent, Chad Johnson

greensuper@alderbrookgolf.com



Winter has officially ended and Spring is definitely upon us. With Spring comes the awakening of the golf course.

The longstanding stump on #1 is now a part of history and no longer in our present and future. This stump has gone through many transformations over the history of AGYC but in recent years its swift decay made the area around it troublesome for playability along with drainage and irrigation.



This coming season brings forth many positive changes as we are close to finalizing our Golf Course master plan that will be the blueprint for present and future generations. All the things that have been done since last September will be evident once the air and ground temperatures are on the rise. The work that has been done since Fall aerification

will pay off handsomely as we embark on this 2024 season.

We are in the advanced stages of preparing the golf course for drought conditions that may arise this summer and beyond. Some of these practices include things like height of cut, design and the infusion of more drought resistant seeds. The goal is always more living turf per season. Topdressing and the use of the Terra-Spike are pertinent to the alleviation of course soil compaction and drainage. We have added more emphasis on our green surrounds and creating a more consistent and healthy turf canopy. This year we will see more sodding and leveling of these problem areas that arise due to subsurface desiccation from what is buried beneath the surface when this course was built.

The future of Alderbrook Golf Course has never looked brighter than it is today. From the top on down we are all in sync and excited for the 2024 season and for all things golf course and entertainment related. The groundbreaking events at The Pointe in 2024 will champion one of the best live event venues in the region.

In closing, while there are many changes on the horizon, the one thing that remains the same is the commitment to excellence to our members that has been a staple here since our very beginning. As the saying goes "*Change is inevitable, progress is optional.*"

Cheers to the 2024 season from my team to your homes.



From the Head Golf Professional, Grant Cation

headpro@alderbrookgolf.com



What a fabulous April we had filled with great weather and even better golf! Just ask Wally Good as he shot his age and better with a beautiful Gross 77 on the Men's Club team competition on Wednesday, April 24.

Damian and I will be participating in this year's PNW PGA 100-hole marathon for charity on Tuesday, May 7 (changed from April 29). All proceeds go to the Karen Hilburn Cancer Fund. We are asking members and friends to join us by donating and/or coming out to watch us do this amazing feat. We are beyond excited for this and fully prepared to sleep for two days afterwards. Our plan is to tee off at 5:30am!

We also had some fun highlighted tournaments for April including hosting the US Kids Tour on Sunday, April 28. Our course hosted 140 plus juniors (ages 6-18 years old) and parents in a fun filled day. This was a great opportunity for our establishment to showcase our course and support the next generation of golfers.

Donations can be dropped of at the Golf Shop or you can use the Go Fund Me page [PNW PGA 100 Hole Marathon for Cancer](#).

Driving Range Notice

Our yellow range balls will be put back into the range for the rest of the summer season. If you have any of our current white range balls or baskets, please return them to the Golf Shop. Do not hit them into the range as white range balls are no longer permitted for the rest of the summer season. As a reminder all yellow range balls and equipment must stay at the driving range.



Next up in May:

- Monday, May 6: Course closed - Mid-WA Seniors
- Wednesday, May 8: Callaway Fitting Day 12-4 (Please check with the Pro Shop for availability)
- Tuesday, May 14: Srixon/Cleveland Fitting Day 12-4 (Please check with the Pro Shop for availability)
- Saturday, May 18: Course closed for outside group 9:30-11am
- Wednesday, May 22: Couples/Coed Club - \$30 per person, includes dinner. 3pm shotgun with dinner following round at 5:30pm. Format is two-person Chapman. Signups on the Golf Shop bulletin board



World Hickory Golf Day

On Thursday, May 2, Gerry Cassel and Ken Coleman are hosting a hickory day at the driving range starting at 3pm. Clubs from the Northwest Hickory players will be available for any members that would like to come out and hit the historical clubs.

Please come out and celebrate the clubs that are the foundation of our great game.

March Golf Rounds

	2024	2023	2022	2021
Member	1,115	905	1,072	1,200
Fee	445	284	410	469

Golf Shop hours: 7am-7pm

Future Golf Course Dates

Jul 19	Woodgrain	Aug 23, 24, 25	Alder Classic
Jul 20	Salmon 4 Soldiers	Sep 14	Skippers Mates
Jul 29	Parent/Child	Jan 12-15, 2025	Bandon Trip



Couples/Coed Club April 16

The first Couples/Coed Club of the 2024 season had 28 two-person teams. The format was a two-person Best Ball using Stableford Net Points (Net Bogey = 1 point, Net Par = 2, Net Birdie = 3, Net Eagle = 4 and Net Double Eagle = 6.)

Men played from White tee markers (unless over 70, then could play from Green), Ladies played from Gold.

Play was followed by a wonderful dinner of chicken stir fry over rice, steak stir fry with noodles, pot stickers and fortune cookies.



Flight 1

1st 24
Jeri & Steve Demiero

2nd 23
Joe & Deb Florence

T 3rd 21
Karen & John Dobson

T 3rd 21
Mike & Rayni Lambert



Flight 2

3rd 22
Ron & Paulette Paris

2nd 23
Tracey & Mike Lopez

1st 26
Jake Hendricks & Patty Murphy



Flight 3

2nd 24
Wayne & Rebecca Haesel

3rd 23
James Pike & Jessica Lee

1st 28
Paul & Wendy Campbell



KPs

Thumbs up to our Hole 6 'Closest to the Pin' winners - Jan Coats 9'7" & Dave Hawkins 12'8"

P,S, Out of hiding - Lori & Mike Dixel





Men's Club News By Mike Fussell, Secretary

mensclub@alderbrookgolf.com

Michael Johnston-Pres || Kevin Oakley-Capt || Dan Nicholnsen-Asst Capt || Mike Fussell-Sec || Ladd Dooley-Treas || Sandy Dunsire-Handicap



Welcome to the 2024 Men's Club season

For all of our new members, please note that the first Wednesday of each month we will hold a monthly meeting. The only exception to that will be the September meeting which will be held on the last Wednesday of August due to aeration and travelling away to play.

As usual, we will hold a Men's Club game every Wednesday (shotgun start) and Friday (via tee times) all season long (April to the end of October). Games cost \$7 and include multiple divisions and five KP's.

Sign ups for our first Home & Home event of the year at Lakeland Village will be **closing on May 1**.

All sign ups requiring payment in advance will be at the Golf Shop.

Hope to see you all on the course!

Here is the link to our 2024 results page on Golf Genius to copy and paste into your browser - <https://agyc-2024mensclub.golfgenius.com>



When the page opens up, select results. I suggest bookmarking that page and you can scroll through the different dates for each event.

The Player Purse Summary will also be a great indicator of how you may be standing in the Brook Cup race for the top 24 players of 2024.



April 1 - Spring Aerification at Alderbrook



April 3 - Away Day - Head Pro Grant Cation, Men's Club President Mike Johnston, Assistant Pro Damian Hawley at the practice green at the Home Course



Ladies Club News By Rondi Horrobin, Assistant Captain

ladiesclub@alderbrookgolf.com

Char Edwards-Capt | Rondi Horrobin-Asst. Capt | Judy Hartford-Sec | Mona George & Mary Ann Johnson-Treas | Penny Shelton-Handicap | Terri Stamper-Past Capt



“April showers bring May flowers”

We had plenty of showers, so bring the flowers!

Opening Day on April 9 for the 2024 Ladies Club season was a sign of how great this group of Ladies Club golfers are! We have 123 members this year, five of them new members. There were 57 players for the 9-hole scramble (see next pg) and a little over 60 for the wonderful lunch and first meeting for the 2024 season.

The Rhododendron Tournament is May 21 & 23 (you must play both days). This is a three person team tournament, teams determined by the Golf Shop. Each winner will go home with a gorgeous Rhododendron. Sign up in the Ladies Lounge.

Our next monthly meeting for the Ladies Club will be on Tuesday, May 7 at 9am. The shotgun start will be 10am, then 9am starting May 14.

As usual, we will hold Ladies Club games every Tuesday (shotgun start) and Thursday (via tee times) all season long (April through the end of October). Games cost \$2 (\$1 for 9-holers), \$1 for KPs and \$.25 for chip-ins.

Our Pros offer a free clinic to Ladies Club members once per month. Our next clinic will be May 14 at 2pm covering putting.

T O U R N A M E N T

- 5/21 & 23 Rhododendron
6/13 Flag Day
6/18 & 20 Member/Member
7/9 First Mates
7/23 & 25 Rodia Ladies Memorial
7/30 Tri-Mixer at Lake Cushman
8/13 & 15 Club Championship
10/1 Awards Day
10/8 Turkey Shoot

Snow Queen Court

Congratulations to Snow Queen Wendy Campbell and the other snow queen winners. And thank you to the Neshems for supplying the court with wonderful handmade headbands.



(back) Paulette Paris, Terri Stamper, Marcia Hawkins, Liz Turrell, Snow Queen Wendy Campbell, Patty Murphy, Kay Shin, Jill Story, Tracey Lopez, Denise Neshem, Barb Roberts, Kelly Haupt, Mona George (kneeling) Lynda Schwindt, Teri Chihara, Kelli Bailey



Play where you want, when you want and with who you want. Win cool prizes!

Table with 3 columns: Format, Dates of play, Deadline. Rows include Best Ball, Scramble, Chapman, Scramble, Shamble.

AGYC has eight (two person) teams that are participating in this new league that was started by Washington Golf. There are 86 teams across the state of Washington! You play monthly with your partner; the game is different each month and you play whatever course you would like. April's format was a scramble. Congratulations to Kelly Haupt/ Eeva Kissik & Lorna Martinson/Randi Thurston who tied for 7th with a net 67 and earned 50 points.

All tourney & game results found at Ladies Club results page http://agyc-2024ladiesclub.golfgenius.com

String Tourney

- Green Eeva Kissick 73
Gold Flt 1 Rayni Lambert 78
Gold Flt 2 Paulette Paris 85
9-Holes Lana Clausen 44

KPs Hole 16 - Sandy Stoffel 43'7" Lynn Wesley 22'4"



Ladies Club Continued

Ladies Club Opening Day Scramble



1st (-9) Marcia Hawkins, Rayni Lambert, Margaret Collison, Denise Neshem

2nd (-8) Linda Francisco, Jen Rutledge, Tami Werner, Lisa Fluke



3rd (-8) Ada Sheen, Eeva Kissick, Linda Harris, Tracey Lopez

Closest to the Pin



KP on Hole 16 \$24
Carla Morrow 12'8"



KP on Hole 12 \$24
Collette Oakley 17'8"



4th (-7) Paulette Paris, Paulette Johnston, Mona George, Martha Polly.



Fish n Chip-in
Linda Roberge & Debbie Florence
each won \$7 with chip-ins



Where to go for Ladies Club results:
<http://agyc-2024ladiesclub.golfgenius.com>



Yacht Club By Ron Edwards, Commodore



Yacht Club had a spectacular turnout of nearly 90 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 and the Alderbrook staff for their hard work. You are much appreciated!



EST. 1974

Our next event is Monday, May 20 from 4 to 7pm at the Wickiup (weather permitting). 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 email to confirm your attendance.

Hopefully bocce ball will begin and if so, it will start at 4pm. If rain is in the forecast, a decision will be made the Friday before (May 17). Watch for the eBlast that will come out that day and hope for calm seas. 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!

The officers for 2024:

- Ron Edwards: Commodore
- Marilyn Eastby: Vice Commodore
- Marcelo Nortelli: Rear Commodore
- Judy Hartford: Secretary/Treasurer
- Patty Murphy: Event Coordinator
- Teri McClean: Raffle Coordinator
- Carol Norbeck: Bocce Coordinator

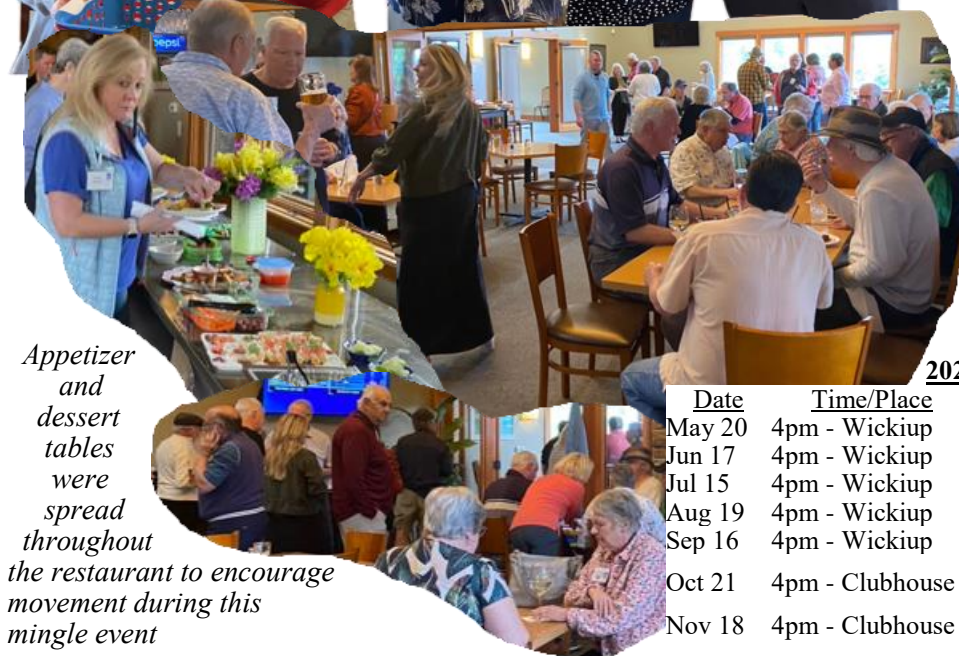


2023 Commodore Paulette Paris (celebrating her Birthday) pulls Art Weatherly's winning 50/50 raffle ticket for \$114

Raffle Coordinator Teri McClean hands Jeff Eastby the winning basket



This year to commemorate the 50th anniversary of the Alderbrook Yacht Club we will be selling sweatshirts (\$34) and tee shirts (\$22) with our Yacht Club logo. More information to come.



Appetizer and dessert tables were spread throughout the restaurant to encourage movement during this mingle event

2024 Yacht Club Schedule

Date	Time/Place	Theme	Food
May 20	4pm - Wickiup	Cinco de Mayo	Mexican Potluck
Jun 17	4pm - Wickiup	Summer Kickoff	Fried Chicken provided
Jul 15	4pm - Wickiup	All American	Burgers/Hot Dogs provided
Aug 19	4pm - Wickiup	Western	BBQ Ribs provided
Sep 16	4pm - Wickiup	Fall Sailings	Salmon provided
Oct 21	4pm - Clubhouse	Officers' Installation	Prime Rib Dinner (Pre-pay required)
Nov 18	4pm - Clubhouse	Veterans Day	Chili Potluck



Ladies Ping Pong on Mondays and Fridays



Join the Alderbrook Ladies Ping Pong on Mondays and Fridays from 3 to 5pm to hit a little ball around that isn't a golf ball! It's a lot of fun and no skill or experience necessary.

As pictured above: Kelli Bailey, Tracy Battson, Catherine Henson with friend and ping pong mentor Bob McMath, who gave us some pointers, Mary Wang, Kay Shin & Patty Murphy.

Bridge on Wednesdays at 10am



Linda Cordero, Tracy Battson, Nell Martin & Anne McGinness

If you wake up on a Wednesday morning looking for something new to do, come on over to the Annex and visit the bridge group! We would love to have you come see what bridge is all about. We are a friendly group. Stay for an hour or all day (pack a lunch). We start at 10am.

Contact Linda Cordero @ feldham@hotmail.com with questions.

Alderbrook Community Garage Sale

Our Annual Garage Sale dates are set! Friday, August 9 & Saturday, August 10 from 9am to 2pm



Contact Lynda Schwindt at 253-278-3634 or at jlboys123@gmail.com

It's only \$15 to participate & "Get on the Map!"

Community Garden News



April showers bring May flowers and the Community Garden is ready to get started on those flowers and veggies. Mark your calendars.

The gardeners will host our garden party which is open to the AGYC community on June 22. A fun time to visit with friends, neighbors and the creative gardeners.

We would like to bring back the **Alderbrook in Bloom** garden tour on the same day. If you have that special garden or yard you would like to add to the tour please let Marcia Hawkins flowerlady03@hcc.net or Pam Kurpius pam@alderbrookgolf.com know and we will get an application to you.



Blooms in Alderbrook



How to Receive a Massage

By Randy Furukawa, LMT

A massage is a gift you give to yourself. To receive the most benefits from a massage there are things to know and do:

1. Breathe. The more you can relax, the better the massage. Take deep breaths in through the nose and out through the mouth. When you exhale your body relaxes and muscles release easier.
2. Massage does not have to be “deep”. Heavy pressure might feel good to some, but it is not necessary for an effective massage. It is hard to relax if you are feeling pain during a massage.
3. Communicate. Let your therapist know what you are looking for in a massage. Do you have specific concerns, headaches, stress, injuries, or just looking to relax and pamper yourself. Communicate when you are feeling pain during massage or if your therapist hits a “good spot” that needs more attention.
4. Let your therapist know of any injuries/surgeries you have that need to be avoided or worked on.
5. Massage is not a “cure all”. There are definite benefits to massage/bodywork, but it is not always what is needed in some cases.

Annual Fashion Show Alderbrook and Cameo Boutique Saturday, June 8, from noon to 3pm

Tickets go on sale May 1 and are available at the AGYC Clubhouse. The cost is \$40. Credit card or cash payments are accepted.

Alderbrook Golf Course
330 E Country Club Drive E.
Union, WA 98592 (360)898-2560
Proceeds Benefit our Activities Committee

Spring Fair

Saturday, May 11th
10 AM - 3PM
Treasures for the Home and Garden
Free Parking - No cover charge -

2023 Photos





AGYC Foremast

COMMUNITY NEWS



HOOD CANAL IMPROVEMENT CLUB



FJORDIN CROSSIN
BY KERRY LONDON MYERS



SALTWATER SONGWRITERS FESTIVAL
BY ROB HILL



HOODSTOCK
BY KELLI KOHOUT & SHANNON CRABB-STANTON

Tues, May 7

5:30pm - 7:00pm

Union Fire Hall / 50 E Seattle Street

Complimentary Refreshments & Live Acoustic Guitar by David Ashby!

info: (206) 604-5871

hoodcanalimprovementclub.org

Sails 'N Tails
AUCTION
2024 GALA & AUCTION




Dinner Auction
Saturday May 18

Doors open at 5:30pm

The Clubhouse Restaurant Alderbrook Golf Club

330 E. Country Club Dr. East, Union, WA

\$175 per person includes two drink tickets & dinner with choice of beef, salmon or vegetarian ravioli.

Be sure to also get your Golden Ticket!

Purchase Golden Tickets for your chance to win your pick of any live auction item before the live auction begins.

Join us!
Spring is here



May 10 & 11, 2024
Friday & Saturday
10am-4pm

Community Market



HOOD CANAL IMPROVEMENT CLUB

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

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

Contact Us!

info@hoodcanalimprovementclub.org





SAINTS' PANTRY FOOD BANK

By Jan Fitzgerald, Executive Board Secretary



The Saints' Pantry Food Bank was started in the late fall of 1981 when Simpson Timber Company had a large layoff right before Thanksgiving. Several churches in town stepped up and put together food baskets for the families that would hopefully last a few months until the mill was back up and running again.

It was soon discovered that many people in the Shelton area needed help feeding their families. With that, the Saints' Pantry Food Bank was founded with ongoing help from local churches. In 2009, Saints' Pantry was established as a 501(c) (3), non-profit and is now the major food bank in Mason County.

In December of 2011, the Shelton School District approached the Saints' Pantry to help feed children on weekends when the free/low-cost breakfasts and lunches were not available. That backpack program now includes the Shelton, Pioneer, South Side and Mary M Knight school districts. Volunteers, including a group of ladies from Alderbrook, prepare 180 bags of food each week when school is in session. It is a rewarding time for these ladies as they find support and fellowship together while serving our greater community.

The Saints' Pantry is open for distribution two days a week, on Tuesdays and Wednesdays. On average, 3,000 individuals and 1,100 families are served per month. Thirty-three percent of the individuals served are 18 years old and younger and just under 300,000 pounds of food is sent out each month.

The Saints' Pantry receives 80% of its funding from private donations. The other 20% comes from local grant monies and requests from foundations. Donations of food come from private individuals, Walmart, Costco, Safeway, Food Lifeline, NW Harvest, Coastal Harvest and various food drives sponsored by our local businesses and schools. The Alderbrook Ladies Club has also supported the Saints' Pantry with proceeds from their First Mates tournament and volunteers for many of the packaging and distributing needs.

Jan Fitzgerald leads the way for three Alderbrook Community members Tracey Lopez, Nora Shreve & LaVerna Taylor



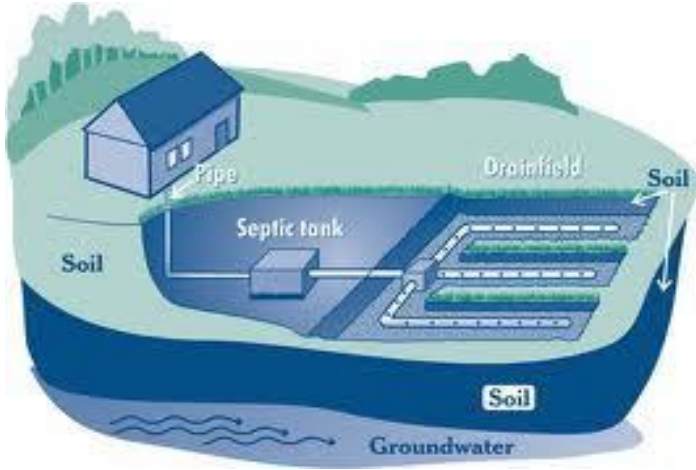
Up until April of 2022 the Saints' Pantry rented space, but we were able to secure a loan from the USDA Rural Development program to purchase a 7,000 square foot building which is our current home. At this new building, we purchased shopping carts and set up our distribution room like a store. Clients can go along with their cart and choose items they like to eat. With grant money and funding drives, we also purchased a new furnace, scissor lift, forklift, walk-in freezer and walk-in refrigeration units.

Many of our monthly donors have gone to our web page, www.thesaintspantry.org, and set up recurring donations which gives us a consistent financial base. If you would like to set up a recurring donation, please visit our web site and/or remember us in your estate planning.

Should you have any questions, please call us at 360-427-8847. You may also email us at saintspantry@gmail.com, come see us at 205 W Cota St or write us at PO BOX 1064, Shelton, WA 98584.



Field of Drains: Savvy Spring Septic Care Tips By Alderbrook Properties



heavy equipment or vehicles off your septic drain field, including landscaping equipment.

Here are some other helpful tips to keep things flowing smoothly:

- Pump regularly every 3-5 years to prevent clogs and ensure proper drainage.
- Prevent system overload by promptly fixing leaks and pacing laundry and dishwasher loads.
- Only flush toilet paper and human waste; do NOT flush non-biodegradable items like wipes, feminine hygiene products, dental floss, or grease. They will clog pipes and disrupt the system.
- Use septic-safe household cleaners and detergents to maintain a healthy balance of bacteria in the tank. Harsh chemicals can kill beneficial bacteria, leading to system failure.
- Have a professional inspect your septic system annually for signs of damage or leaks. Early detection can prevent costly repairs and environmental contamination.

Proper septic system maintenance is crucial at any time of the year to keep your home and the environment healthy. As we head into the spring gardening season, it's a good idea to be careful about what you plant over your septic drain field.

Only shallow-rooted plants should live on your septic drain field to prevent erosion and absorb excess moisture. Examples include grass, pansies, and daisies, but *never* edible plants. Keeping trees and shrubs away from your septic drain field's borders is essential, as these root systems can invade, clog, and even destroy the piping. Keep

By following these simple steps, you can ensure your septic system functions efficiently for years to come, protecting your property and the surrounding ecosystem.

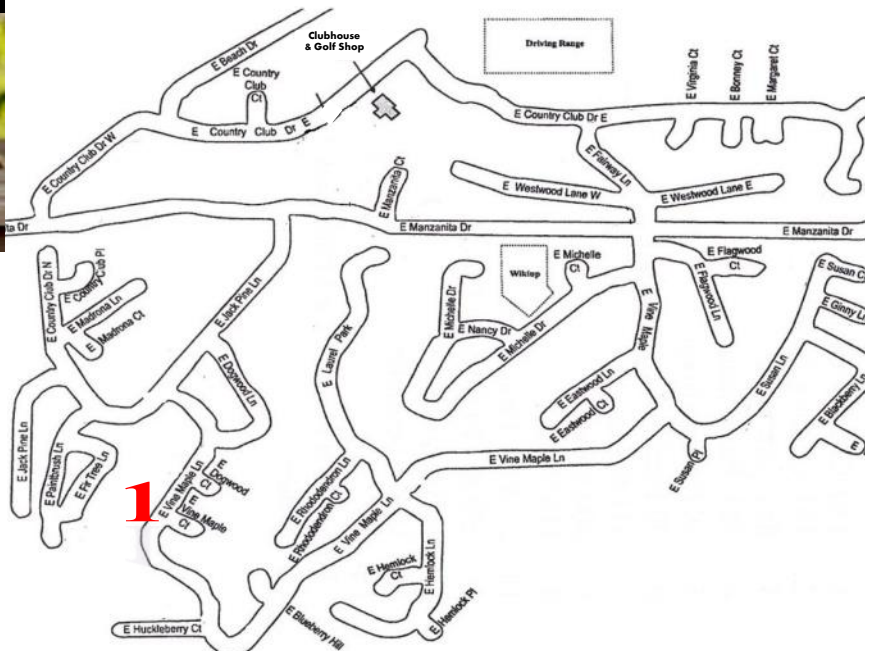
New AGYC Members



1 Kevin & Grayce Cockerill
1111 E Vine Maple Ln



Blooms in Alderbrook



<https://www.redfin.com/county/3092/WA/Mason-County/housing-market>



Foremast Submissions

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

Becky Flannigan, Carla Morrow, Terri Webby
Linda Cordero, Diann Pape, Patty Murphy

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



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Randy Furukawa -LMT

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ALDERBROOK PROPERTIES



\$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) _____

Featured Home

LOT 126 TWANOH

This beautiful home showcases main-floor living. The site has a spacious feel but minimal upkeep with an included landscape upgrade (\$5,500 value) and is close to community amenities.



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!

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

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 sale broker are not eligible for this offer. Program start date February 1, 2019 and subject to cancellation by Alderbrook Properties at any time.



Unless otherwise noted, all locations are in the Clubhouse

Restaurant Hours	Sun 10am-4pm Brunch is 10am-2pm	Mon 8am-4pm Sandwiches/ Beverages in Golf Shop	Tues-Wed 11am-6pm Standard Bar & Meal Service	WED	THURS	FRI	SAT
	Th-Fri 11am-7pm Standard Bar & Meal Service	Sat 10am-7pm Brunch is 10am-2pm		Men's Club Mtg 8:15am Men's Club Golf 9am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm <i>H&F Cmte 3pm Annex</i>	1 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex <i>Nominating Cmte 3pm</i> World Hickory Golf Day 3-5pm Golf Range Tequila Flight Night 6pm	2 Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	3 <i>Golf Course Loan Special Assessment Town Hall 10am</i> OCS 9-11am Pickleball 10-11am Wickiup <i>Lady Drinks Whiskey 5pm</i>

Save the Date

6/2 AGYC Annual Meeting | 6/8 Spring Fashion Show
7/17-21 Saltwater Songwriters Festival | Aug 9-10 AGYC Garage Sale
Aug 23-25 Alder Classic Tournament

SUN	MON	TUES	WED	THURS	FRI	SAT
5 Cinco de Mayo	6 Golf Course closed until 4pm OCS 9-11am Plant Swap 10am Wickiup Ladies Putters Club 10:30 check-in 11 putting Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex	7 Ladies Club Mtg 9am Ladies Club Golf 10am Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex Poker 7pm Annex	8 Men's Club Golf 9am H&H at Lakeland Village Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Callaway Fitting 12-4pm Mahjong 1-5pm <i>Activities Cmte 3pm</i>	9 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex Old Lady Open 3:30pm <i>Bunco 4pm \$10 Yacht Club Mtg 4:30pm</i>	10 <i>Welcoming Cmte 10am</i> Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	11 <i>Craft Fair 10am-3pm</i> Pickleball 10-11am Wickiup <i>Karaoke 5:30-8pm</i>
12 Mother's Day Brunch 10:30am Reservation Required	13 OCS 9-11am <i>B&A Cmte 10am</i> Ladies Putters Club 10:30 check-in 11 putting Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex	14 Ladies Club Golf 9am Ladies Club Clinic 2pm Table Tennis 9-11am Annex Srixon/Cleveland Fitting 12-4pm Bible Study 1-2:30pm Annex <i>Golf Cmte 3pm</i> Poker 7pm Annex	15 Men's Club Golf 9am H&H Lakeland at AGYC Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-2:30pm Annex Mahjong 1-5pm Alderbrook Dems 3pm Annex <i>Environment Cmte 3:30pm</i>	16 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex <i>Trivia 5-7pm</i>	17 Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	18 Course Closed 9:30-11am Environment Cleanup 9am Meet at The Pointe Pickleball 10-11am Wickiup Restaurant closed 2pm
19 <i>Meet the Candidates 3pm</i>	20 OCS 9-11am Ladies Putters Club 10:30 check-in 11 putting Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex Yacht Club Mexican 4pm Wickiup	21 Ladies Club Rhody Tourney 9am Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex <i>Green Cmte 2pm Strategic Planning Cmte 3:30pm</i> Lions Club 5:30pm Poker 7pm Annex	22 Men's Club Golf 9am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm Couple Club two-person Chapman 3pm \$30	23 Ladies Club Rhody Tourney 9am Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex <i>EPAC Cmte 2 Luigi's Bingo 4:30pm</i>	24 Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	25 Pickleball 10-11am Wickiup <i>Runaway Train 5pm</i>
26 Memorial Day	27 OCS cancelled Ladies Putters Club 10:30 check-in 11 putting Mahjong 1-4:30pm <i>GDOC 11am</i> Ladies Ping Pong 3-5pm Annex	28 Ladies Club Golf 9am Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex Poker 7pm Annex	29 Men's Club Golf 9am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm <i>Board Mtg 6pm Clubhouse and Zoom</i>	30 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex	31 Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	The next issue of the Foremast will be published on Monday, June 3