

Foremast

April 2024

Alderbrook Golf & Yacht Club

EST. 1965



New AGYC sign revealed on March 15 - see next page



Remarks from General Manager, Jason Reehm

gm@alderbrookgolf.com



March has been a good month, especially on the event side. We have had three music nights and a good number of parties or outside groups have come in. If March is any indicator, we are excited for the spring and summer patronage to come.

We ended the month with:

- our annual Ball Buster tournament, the largest field ever for this event at 136 players and with ridiculously hard pin and tee placements
- Easter brunch with over 100 guests, our busiest holiday event in a long time

Our first wine dinner in a few years is on April 6 with Browne Winery. There are still spots left for this event. We also just added a tequila tasting with Gran Centenario on May 2. So, there are a lot of fun events coming up.

Our new sign on #1 is up and it is beautiful. Thank you again to Men's club, Ladies club and Luigi's (with assistance from the Activities Committee) for helping fund this sign. The goal was to enhance #1 as this is always the gathering place before a round and we didn't have anything memorable regarding signage here. Now this sign is a photo op and something we can be proud to showcase.



Michael Johnston (representing Men's Club) helped General Manager Jason Reehm unveil the new AGYC sign at the entrance to Hole #1. The sign was purchased with the help of the Men's Club, Ladies Club and Luigi's Bingo with support from the Activities Committee



Pete Wall, Colleen McEachin, Norm Hammer (Luigi), Karen Dobson and Linda Harris helped contribute to the new sign with proceeds from Luigi's Bingo night

Election Committee By Shaunna Webb, Chair



Voter Packets To Be Mailed on April 29, 2024

Voter packets containing the ballots, the 2024-2025 budget and the candidates' biographies will be mailed out to all AGYC members in good standing (one vote per lot) on Monday, April 29, 2024. Ballots may be mailed back in the accompanying envelope or dropped off in the lockbox at the Business Office. The ballots must be received by Friday, May 31 if mailed, or brought to the annual meeting on June 2.

To ensure your vote is counted, get your ballot in by the deadline.

Please attend the HOA Annual Meeting, in person or via Zoom, on Sunday, June 2, at 3pm.



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 for a Special Board Meeting on March 6 and a Board Meeting on March 27, 2024 and acted on the following:

March 6, 2024

- Approved Approval Request 1 acknowledging the drainage scope and costs associated with Group 6 & 7 roadways and agrees that the expanded work is to proceed at a cost of \$106,435 (delaying Jack Pine Spur paving) through a combination of reserve, special assessment and operations funds. This includes approval to award ESA Addendum 16.
- Approved Approval Request 2 to approve the removal of select trees necessary to allow the installation of new drainage piping along east boundary of lot 152, at no additional cost.
- Approved having the Roads & Drainage and B&A Committees provide the Board with a recommendation regarding Approval Request 3.

March 27, 2024

- Approved Roads & Drainage Approval Request 01, which clarified the approval from the March 6, 2024 Special Board Meeting.
- Approved removal of trees:
 - Two (2) Jack Pine trees which are both within the 10' proximity of the home at 321 E Jack Pine Ln
 - Two (2) dead trees at the Annex
 - Two (2) trees both within the 10' proximity of the home at 900 E Country Club Dr E
- Approved moving forward with the *A Better Crawl* bid in the amount of \$5,073.46 to repair the crawl space and the *Doug Burton Electronic* bid in the amount of \$5,533.50 to address the electric issues at the Annex and paid from the General Reserve Fund.
- Approved removing the decaying carved tree stump on the hole 1 fairway and to replace the area with sod.

February 2024 Financial Report

Operations Income:	Actual: \$ 239,333	Budget: \$ 216,890
Operations Expenses:	Actual: \$ 258,301	Budget: \$ 218,719
Operations Net Income:	Actual: (\$ 18,968)	Budget: (\$ 7,995)
Less Loan Expense Income:	(\$ 9,847)	
Adjusted Operation Income:	(\$ 28,815)	
Reserve Income:	Actual: \$ 38,415	Budget: \$ 38,350
Reserve Expenses:	Actual: \$ 0	Budget: \$ 0
Reserve Net Income:	Actual: \$ 38,415	Budget: \$ 38,350

Account Balances

Operating Funds:	\$ 469,045
Contingency Funds:	\$ 61,188
Debt Service Account Funds:	\$ 14,377
CH Assessment Reserve:	\$ 8,043
Reserve Funds:	\$ 587,982

**** Please note: the Reserve Funds reported in the March Foremast was incorrect. The number should have been \$508,080. ****

Parcel Summary

AGYC Lots for Sale:	2
AGYC Common Area Lots:	27
Private lots in good standing:	572
Private lots delinquent:	16 *
Alderbrook Properties, LLC lots:	95
Total:	712

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

**U
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G** Budget Workshop, Board & Finance Cmte

Wednesday April 3, 6pm Clubhouse

AGYC Board Meeting

Wednesday April 24, 6pm Clubhouse & Zoom

**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 Annual Meeting

Sunday June 2, 3pm Clubhouse & Zoom

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



Proposed Special Assessment to Pay Off the Golf Course Loan By Ad Hoc Loan Committee

Members filled the crowded Board room at the Clubhouse on March 16, along with 20 people on Zoom, to learn about the proposed \$400 Special Assessment to pay off the golf course loan.



After a short presentation by Ad Hoc Loan Committee Chair Mary Gin Kennedy, the floor was opened for questions and members responded with alacrity. After 45 minutes of Q&A, the Town Hall meeting was adjourned.

A second Town Hall on the Special Assessment will be held on Saturday, May 4, at 10am in the Clubhouse.

NOTE: Members of the Ad Hoc Loan Committee are Dave Hawkins, Chief Administrative Officer Dawn Hayman, Board Treasurer Bill Holtz, Finance Committee Chair Mary Gin Kennedy and Board member Jim Winchell.

The proposed Special Assessment is structured as follows:

- ⇒ The estimated golf course loan balance by June 1, 2025, when the balloon payment is due, is \$240,000.
- ⇒ A majority vote of the votes cast on the June 2024 ballot (to approve/disapprove the Special Assessment) will determine whether or not the Special Assessment passes. This vote is separate and independent of the budget ratification vote.
- ⇒ 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 one-time, lump sum payment of \$400 will be due by January 31, 2025. (Monthly payments require too much bookkeeping.)
- ⇒ For members not paying the Special Assessment by January 31, 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 either the Operations or General Reserve budgets or a future capital improvement projects account.
- ⇒ If the Special Assessment is disapproved by the membership, AGYC will ask HomeStreet Bank to refinance the loan so it is fully paid off by June 1, 2030. Monthly dues will be adjusted to cover the new loan payment. We expect to pay a higher 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

Nominating Committee By Eileen Baumgardner, Chair

evbaumgardner@gmail.com



Five Candidates for the Board of Directors

The Nominating Committee thanks 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. Also, thank you to other community members who indicated an interest in possibly running for the Board in the future. We encourage you to consider serving at a time convenient for you.

If you are interested in being a candidate this year, it's not too late! You may submit a petition to be on the ballot to the Nominating Committee. To be valid,

the petition must be signed by at least five percent (5%) of AGYC members in good standing. The petition, along with a one-page biography, must be received by the Nominating Committee no later than April 21, 2024. If you have questions about this process, please contact any Nominating Committee member (Eileen Baumgardner, Linda Cordero, Linda Cresswell, Sharon Ferguson, Gary Fields, Rebecca Haesel or Kevin Oakley).

The annual "Meet the Candidates" forum is scheduled for Sunday, May 19, 2024, starting at 3pm at the Alderbrook Clubhouse. Candidate biographies will be mailed out with the ballots prior to that date and will also be included in the May edition of the *Foremast*. Please plan to attend the "Meet the Candidates" forum – it is your opportunity to pose questions directly to the candidates.

Emergency Preparedness Advisory Committee (EPAC) By Heather Boone

It's time to prepare your Go Bag...



In the event of a rapid evacuation, everyone will need their own grab and go kit. This includes pets and children. Select a bag that is lightweight and easy to carry or tow. A backpack, duffel, tub or suitcase with wheels is a great choice. The bag should be big enough to hold three days of supplies.

Group supplies can be divided up and contain the following:

- Food: select food that requires no refrigeration or cooking and little or no water to prepare. Purchase foods you like so it will be easy to rotate items near expiration. Consider special dietary needs.
- Water: if you are not cooking you can carry less water. Estimate one quart per person (and pet) per day. You could also purchase portable water filters or water sterilizers. Please note that this water supply is separate from your two-weeks ready supply at home.
- Extra clothes
- Hat and gloves
- Toiletries
- Medicine
- Flashlight
- Extra batteries
- Light sticks

- Radio (battery/crank)
- Whistle
- Wet wipes and/or hand sanitizer
- Multi-purpose tool and pocketknife
- First aid kit
- Garbage bags
- Duct tape
- Cell phone charger
- Important documents in a weatherproof case or zip lock bag
- In addition, your car should contain a small shovel, jumper cables, tow chain, road flare, waterproof blanket, matches in a waterproof container and seasonal equipment

Once your Go Bag is assembled, store it as close to the exit of your home as possible or consider keeping it in your vehicle. Remember to rotate items annually.

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

360-898-6565



Your Annex just received a “clean” bill of health. For some time now there has been a question about the unpleasant smell

at the Annex, might it be mold? I’m very happy to tell you there is **no mold in our Annex**. Jose Technology out of Bremerton used a Thermo Camera, Moisture Meter and Air tests looking for any harmful air contaminates, molds, moisture or high/low humidity. There was only one thing upstairs that needed to be fixed and that was a new seal for one of the bathrooms. Everything else had a very good report.

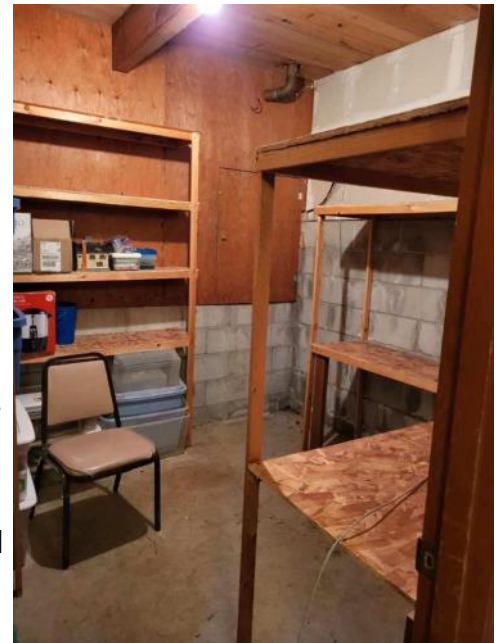
In the basement where the musty smell was heaviest, three rooms were overflowing with years of old holiday decorations. Also, the Thermo Camera and Moisture Meter indicated the walls were very moist. That dampness made everything smell musty. The company recommended we remove the smelly decorations and store everything in plastic tubs. They also recommended we purchase a dehumidifier to keep the high moisture content down in the room eliminating the damp, musty smell. Really great news - there is no mold and we can fix the smell!

The basement has a very old electrical panel. We had it evaluated for safety and found it needs to be replaced. The Board approved installing a new electrical panel. There were shelves and tubes built practically on top of the old panel and to replace the panel we needed to remove the boxes and the

shelves surrounding it. GM Jason asked Linda Harris, Chair of the Activities Committee, if she would get rid of all the decorations that smelled or were unwanted. She put out the call for help and 10 volunteers jumped in and went through every box/tub, in all three rooms, deciding whether to keep, give away or throw away. All this occurred in just an hour and a half. What they accomplished was amazing. When I walked in the door all I could say was “wow”. There were bare shelves. Everything was labeled neatly and put on a shelf. Several of those that worked with Linda said it was done so quickly because she was well organized and ready to go.

Thank you to those who stepped up and helped do such a great job: Alicia and Jim Blake, Jan Fitzgerald, Linda Harris and Jim Shakoske, Marlys and Don Kemmish, Patty Murphy, Dan Nicholsen and Paulette Paris.

You can now feel safe and soon there will be no musty smell while you enjoy activities at the Annex, have a family/friend gathering or look for a book in our nice little library.



H&F Committee meeting days are the first Wednesday of each month at 3pm.

This month we will be in the poker room at the Annex.

Come check us out.



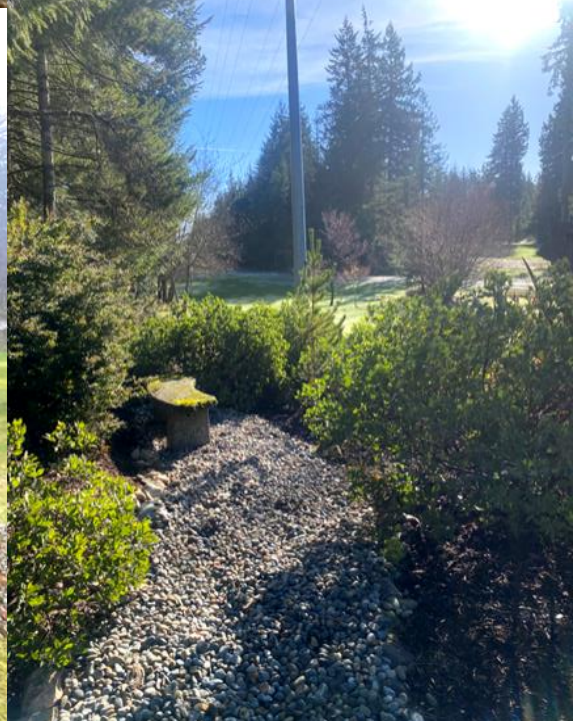
Environment Committee (EC) By Debbie Hibbs

Spring has arrived! We are all enjoying longer days, sunshine, blossoming trees and bulbs and cleaning up winter debris. You can bring your greens (no lawn clippings, scotch broom or blackberry clippings) to the Organic Collection Site (OCS) and pick up some mulch while you're there. The OCS is open the first Saturday of each month (9-11am) and Mondays (9-11am).

The Environment Committee worked three days in March refreshing the Welcome Garden at the corner of Country Club Dr and Manzanita Dr. A wonderful turnout of volunteers worked six plus hours - an average of 10 people working two hours per day for three days equals 60 hours of beautification! The volunteers moved rock, weeded, dug trenches, pruned, repurposed the existing rock for paths and borders, laid preventative weed barrier fabric, hauled mulch and large rocks and even moved a concrete bench to a new serene site. Most importantly, we had a great time together!

Many thanks to:

- Tracy & Rick Battson,
- Teri Chihara, Dan Coats,
- Marilyn & Jeff Eastby,
- Bob Foster, Paula Gallagher,
- Debbie Hibbs, Kevin Hoonan,
- Alan & Cindy O'Dannel,
- Dan NicholSEN





Third Annual Plant Swap at the Wickiup

Please join us on Monday, May 6, at 10am for the third annual plant swap at the Wickiup. Do you have flowers, veggie starts or plants that can be divided and shared with others? Bring your plants or take some home. 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 Community Cleanup this month will be attacking the invasive scotch broom. We will meet at The Pointe at 9am on Saturday, April 20.

Come and join us!

The Environment Committee holds their meetings on the third Wednesday of each month in the Clubhouse Board Room at 3:30pm. All are welcome to be a part of beautifying AGYC and supporting the OCS.

The AGYC Restaurant



EASTER BRUNCH

BRUNCH MENU

- Assorted Baked Sweetbreads
- Fruit Salad
- Scrambled Eggs
- Eggs Benedict
- French Toast
- Bacon Sausage
- Buttermilk Biscuits with Sausage Gravy
- Seasonal Mixed Green Salad
- Cucumber/Tomato Salad
- Roast Strip Loin of Beef
- Salmon Anglaise with Lemon Caper Sauce
- Spring Vegetables
- House Red Potatoes
- Strawberry Cream Cake
- Warm Berry Cobbler
- Pecan Bars
- Assorted Cookies

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

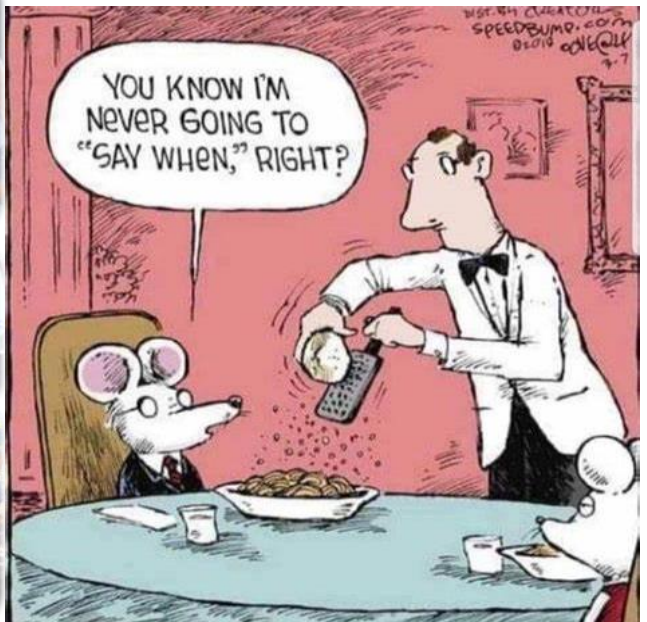



GRAN CENTENARIO
TEQUILA

TEQUILA FLIGHT NIGHT!

THURSDAY, MAY 2ND AT 6PM, WE WILL BE EXPLORING THE TEQUILA PORTFOLIO OF GRAN CENTENARIO. THIS WILL BE A FUN NIGHT AND CHANCE TO TRY SOMETHING NEW. WE HOPE YOU CAN MAKE THIS EVENT. PLEASE MAKE RESERVATIONS IN THE OFFICE BY CALLING (360) 898-2560.

\$30 PER PERSON





The Challenges Small Water Systems Face By Paul Strapac

The Problem. In 1974 the [Safe Drinking Water Act \(SDWA\)](#), a federal law, was implemented to ensure safe drinking water for the public.



When the SDWA was implemented Congress knew that small water systems (Alderbrook water system is a small water system because it has fewer than 1,000 water connections) would face significant challenges meeting the requirements. The Congressional Record states

- 1) It is evident what is a reasonable cost for large metropolitan (regional) water systems may not be reasonable for a small water system,
- 2) The quality of the nation's drinking water can only be upgraded if the water systems that provide water to the public are organized to be most cost effective,
- 3) Larger systems are to be encouraged and smaller water systems discouraged, and
- 4) Some small water systems will be unable to promptly comply with all primary regulations.

On December 19, 2023 the Washington State Auditor released an audit "Assessing the Effectiveness of Washington's Water Use Efficiency Regulations". Exhibit 8 of the audit stated "Challenges small water systems face today often involve money –

- Cannot afford multiple staff for administrative support;
- Cannot afford to replace aging infrastructure;
- May not have funds to install and read meters;
- Great difficulty and high costs to detect leaks on miles of pipe that do not rise to the surface."

Additional comments include;

- 1) Small water systems struggle to comply with water use efficiency rules because they typically lack funds to do so,
- 2) Water suppliers, and in particular smaller system suppliers, lack access to essential technical assistance from DOH, and
- 3) DOH does not use or require industry leading practices that could help improve reliability of water loss calculation."

Background. The Environmental Protection Agency (EPA) is responsible for establishing the safe drinking water standards and it delegates, to the individual states, the responsibility to carry out the SDWA through a formal "primacy" agreement. Our state's Department of Health (DOH) regulates water systems under state law (Title 70A Revised Code of Washington (RCW)).

AGYC's water supplier is Public Utility District (PUD) 1 and our water system is officially referred

to as the Alderbrook Water Company. PUD 1 owns 74 small water systems located in Mason County of which 41 are classified as Community Group A Small Water Systems subject to the SDWA standards for water safety. The Alderbrook Water Company is the largest system owned by the PUD in volume of water produced/consumed, number of water connections, and size of its infrastructure system.

Discussion. This section will address prominent initiatives/ actions taken by the EPA, DOH, and PUD 1 to address the challenges small water system have encountered during the intervening years between 1974 and 2024.

- 1) In a 1996 amendment to the SDWA, small water systems were given special consideration and resources to make sure they have the technical, managerial, and financial ability to comply with drinking water standards. Congress mandated states create capacity development strategies to improve the ability of water systems to provide safe and reliable drinking water. The EPA is required to review the state's Capacity Development program.
- 2) DOH published a "Report to the Legislature - Small Public Drinking Water Systems" in July 2009. The report found small water systems "face many technical, managerial, and financial challenges that affect their capacity to provide safe drinking water to their



Water Continued

customers.” The report stated “Compared with larger water systems, small water systems have more water quality violations and are more likely to fail to properly monitor contaminants, make timely repairs, or replace faulty materials. This can lead to poor quality, water system unreliability, and failing system infrastructure, all of which can pose significant public health risks to their customers. The most pressing problem for small water system is financial viability. Their smaller rate base puts them at a significant financial disadvantage. They must bear relatively higher per-capita costs to meet regulatory requirement to maintain infrastructure, because fewer customers share the expense.”

3) The SDWA requires each state to prepare a Triennial Report for the Governor which, is forwarded to the EPA for review. The report must address the “efficacy of the Capacity Development strategy and identification of progress made towards improving technical, managerial and financial capacity of public water systems.” Review of these reports for the period of 2011 through 2023 found numerous initiatives taken by the DOH to assist small water systems with their Capacity Development program. For example, the 2017 – 2019 report listed seven specific initiatives for small water systems and the report concurred with the DOH July 2009 report findings (see paragraph 2). The 2020 -2023 report identified five specific initiatives for small water

systems and once again, concurred with the DOH July 2009 findings.

4) EPA’s Sixth Report to Congress, Drinking Water Infrastructure Needs Survey and Assessment, dated March 2018 stated “small community water systems serve only 7.8% of the U.S. population, but account for a disproportionate, 16.5% of the infrastructure need, while large systems represent 46.4% of the U.S. population, but account for a smaller percentage (37.6%) of the overall water infrastructure need, reflecting the economies -of-scale in large drinking water systems. This unwritten economies-of-scale demonstrates small and very small water systems will see a higher level of rate increases and fewer opportunities to finance their infrastructure replacements through various federal and state grants.” On February 23, 2022 PUD 1 General Manager forwarded an e-mail to the AGYC which stated “Regardless, ... we have pivoted on our financial strategy with regard to borrowing money and our approach to long term debt. We’re not looking to borrow money for any of the Union Regional systems at this point. We continue to work on grants and utilize our capital budget to accomplish the prioritized projects.”

5) In the 2015 – 2016 timeframe the PUD initiated a project to consolidate six union area small water systems into a larger Union Regional Water System (URWS) exceeding 1,000 water connections. The PUD stated the consolidation

would address system capacities, improve water quality, add backup, increase efficiency, plan for future growth, and spread costs over more connections. The PUD identified the deficiencies for each system with Alderbrook having six deficiencies;

- * Needs additional source capacity,
- * Needs additional reservoir storage volume,
- * Well 1 pump is aging,
- * Aging mains (i.e., 43,142LF of asbestos cement distribution water lines were installed in the late 1960’s),
- * System leakage above state standards, and
- * Pressure issues in parts of systems.

The system was assigned a letter grade of “F” due to the \$ amount to bring the various systems up in reliability and service. The project received DOH approval on November 19, 2020. The plan stated “table 2-24 shows that the combined URWS is leaking at a rate of approximately 20%. Water main replacement needs to be a priority for the URWS.” Table 8-4, 10 - Year Capital Improvement Schedule of the PUD plan states the PUD was going to replace 7,000 LF (16.2%) of Alderbrook’s 43,142LF of asbestos cement water distribution lines during the 2020-2025 timeframe at a cost of \$770,000 (\$110/LF, \$’s are 2014). Using PUD’s 2014 replacement estimate of \$110/ LF the cost to replace all of Alderbrook’s water distribution lines would amount to \$4,745,620. To date the PUD has replaced 2,680LF or 6.2%



of our water distribution lines. There are an additional nine Alderbrook water projects included in the Plans 10 – Year Capital Improvement Schedule with a total cost of \$818,050 (\$’s are 2014).

6) In 2018 Washington State conducted a Washington Water Audit pilot to determine the validity and use of the American Water Works Association (AWWA) water audit. The AWWA is an international nonprofit organization, recognized as the water industries leader, in developing effective and innovative water methodologies. The pilot was successful according to the 10 water districts which participated in the pilot. They all stated the use of the water audit would improve management of their water system. The final report recommended Washington adopt four recommendations, one being to adopt the AWWA water audit methodology. However, the state rejected adoption of all the recommendations because the cost to do so was prohibitively high for both agency and the water systems. The State Auditors Report dated December 2023 recommended the state adopt the AWWA’s water audit methodology. Recommendation 10 states the “DOH - Pursue the possibility of implementing the 2017 – 2018 water use efficiency pilot project’s four recommendations statewide.”

7) The EPA’s Seventh Report to Congress – Drinking Water Infrastructure Needs Survey and Assessment, dated

September 2023, states Washington’s small water systems will require \$3,844,000,000 over the next 20 years. This amounts to \$192,200,000/year. The report also included a survey on workforce shortages for the water industry. The survey found “workforce issues are universal across water systems of all sizes. A significant percentage responding systems from each size (i.e., large/medium/small) reported that hiring difficulties will increase over the next five to ten years and identified a lack of interest and lack of top candidates as the top reasons. Small water systems cited the inability to hire full-time employees and offer benefits as more significant reasons than larger water systems.”

8) The Washington State Auditors report of December 2023 has recommended “To reduce the burden of water use efficiency regulations on small water systems, ... we recommend the Legislature – Grant the DOH authority to establish a system size floor for the regulation of water loss, below which municipal systems would be exempt.” This is contrary to the goal of the Municipal Water Law of 2003 when it established the Water Use Efficiency (WUE) Program. One of the goals of the WUE was to “Contribute to long-term water supply reliability and public health protection – Contamination of the water supply due to leaky pipes.”

9) On February 21, 2024 the EPA announced \$113,812,000 was being invested in Washington State’s drinking water and

clean water infrastructure upgrades. The EPA region 10 Administrator stated “all Americans, no matter your ZIP code, deserve safe and clean water. These historic investments give our local communities and tribal governments the crucial dollars needed to replace aging water infrastructure such as lead pipes, improve wastewater and sanitation, and clean up dangerous toxins like PFAS in our water.” Governor Enslee stated “every community in Washington depends on clean water. Through the Bipartisan Infrastructure Law, Working together, we are building healthier communities and a healthier environment.” Will the unwritten economies-of-scale (see paragraph 4) impact our communities ability to improve its aging water infrastructure needs?

Conclusion. The SDWA was implemented in 1974 to ensure safe drinking water for the public. Today, we realize the objective is being compromised, in part, based upon the size of the water system. And, the initiatives/ actions that have been implemented over the last 49 years have failed to alter the direction of our aging water infrastructure, a direction which places our health, safety and economic well bringing at a greater risk each year we fail to address the challenges facing our water systems.

See update on Alderbrook’s water lines on next page.



Update on PUD Mainline Replacement in Alderbrook

Provided by PUD 1

In coordination with AGYC’s road maintenance committee and Hood Canal Communications (HCC), the PUD has scheduled annual water mainline replacements for its Alderbrook Water System in areas that the HOA has scheduled for paving each year. The old asbestos/concrete (A/C) mainline is being replaced with 6” PVC pipe.

Since 2022, the PUD has replaced approximately 2,680 linear feet of mainline including: 180’ on Blackberry Ln, 1,160’ on Westwood Ln W, 1,030’ on Dogwood Ct and 160’ on Vine Maple Ct. The work on Dogwood Ln, Dogwood Ct, and Vine Maple Ct is wrapping in March. Once the samples all come back satisfactorily from the testing lab, the PUD will transfer individual service connections on those streets to the new mainline. (Photos show the PUD’s water crew working on E Dogwood Ln and E Dogwood Ct.)

In addition to the water mainline replacement, the PUD’s power crew has replaced underground

cable on Huckleberry Ln, Paint Brush Ln, Jack Pine Ln, Vine Maple Ln, Vine Maple Ct and Dogwood Ln over the last couple years. We have also worked with HCC to install conduits where HCC has crossed the community roads for future power line upgrades and repairs throughout the Alderbrook development.

As part of PUD 1 and HCC’s longstanding “dig once” partnership, each entity coordinates open trenching and boring to save on costs and expand fiber and utility conduit for all projects that occur under and along the roadways. Water mains, fiber and power lines are accommodated each time the road is cut or bored, ahead of the paving schedule. This partnership and the coordination with AGYC, will improve all utility services for residents of the HOA and save on costs for all three entities. It also will help protect the HOA’s investment in the new paving by not having to cut the pavement, except in the case of emergencies.

For more information on the PUD’s annual work plan, customers can check out the PUD’s Strategic Plan on the website: <https://mason-pud1.org/meetings/>.



Dumping Debris By Rhonda Westover

May I dump my grass clippings/yard debris on YOUR lot?

Most people respond - NO!

Please don't dispose, sweep, bag, blow or carry grass clippings, berry or ivy vines, pine cones, yard debris, tree limbs or chips, busted concrete ... and even kitty litter ... on empty lots. (And ask landscapers, spouses, children, renters and visitors to do the same!) These empty lots are owned by your neighbors, who also pay monthly dues, love this community and hope to some day build a home.

Here's a quick drive around Alderbrook in March:



There are plenty of options in our community for disposal of this type of yard waste:

- The OCS (Organic Collection Site) is open every Monday morning throughout the spring and summer and one Saturday each month (no grass clippings, scotch broom or blackberry clippings)
- Regular weekly garbage collection service
- Mason County Transfer Station, 1391 McReavy, open Saturday-Monday and accepting (at no charge) household hazardous waste on Friday and Saturday (10am - 3pm)
- Large waste facilities close by in Shelton and Bremerton for pickup and trailer loads

Please stop dumping on vacant lots!



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



Summary of B&A monthly meeting held on Monday, March 11. Minutes from previous meeting approved and available on AGYC website.

New Business/Discussions

- a. Roads & Drainage (R&D): New drainage issues
- b. Construction Guidelines - reviews, discussions, updates
- c. 20 Blackberry Ln - erosion at property line between 20 & 50 Blackberry Ln: Erosion evident at property line between two parcels; higher parcel (20 BB Ln) leveled with fill by original contractor to provide level build area; flagstone lot access narrow and building delayed. Westover & Wesley agreed to meet with flagstone lot owner to discuss possible methods to address erosion prior to April meeting.

Old Business

- a. Zoom discontinued on January 1, 2024, unless by committee member or lot owner request
 - b. Hood Canal Storage - update
 - c. *Drainage/culverts/stormwater management - Driveway projects all require 12" culvert, unless insufficient elevation is determined by R&D Committee, after on-site visit
- * Concrete is prohibited
 (1) on HOA-owned property over ROW
 (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)

New/Held-over Projects (7)

- 📄 **181 Country Club Dr E** - extend shed roof; need additional info - postponed from 10/23
- 📄 **20 Blackberry Ln** - asphalt driveway; no culvert required (R&D), approved
- 📄 **181 Country Club Dr E** - extend shed roof; need additional information, postponed from 10/23
- 📄 **900 Country Club Dr E** - applications for detached garage, culvert, replace cedar deck with concrete patio and privacy fence
- 📄 **321 Jack Pine Ln** - roof solar panels; submit county permit prior to construction, approved
- 📄 **41 Paint Brush Ln** - agriculture plan, pavers, approved
- 📄 **50 Paint Brush Ln** - 6' rear wire fence, 6' cedar fence from house to side footprint, asphalt drive-way apron to Paint Brush roadbed, approved; no asphalt over HOA ROW
- 📄 **140 Westwood Ln E** - new home; incomplete application - no response to email request for additional information; property listed for sale 3/1/2024

Information Only (1)

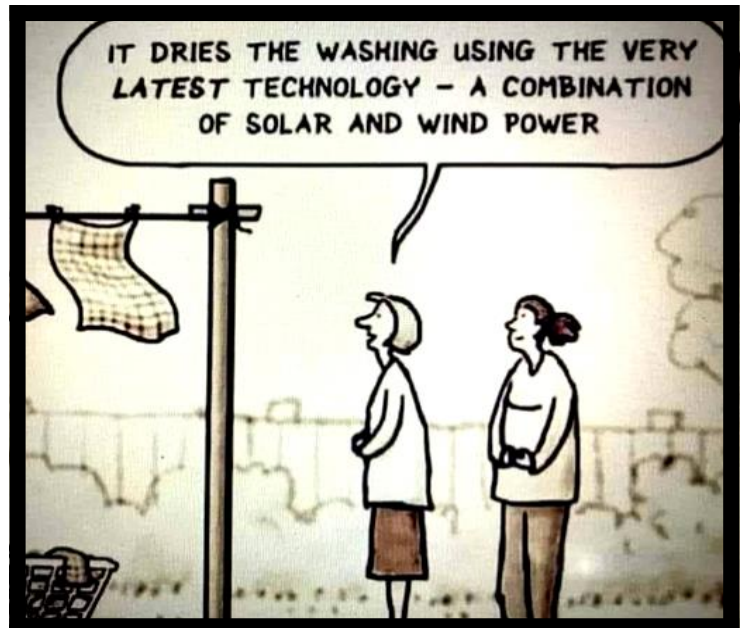
NoHouseNumber Country Club Dr N - Lot perked and septic design in process; construction application to be submitted 2/24

Addendum Items (2)

- 📄 **110 Susan Ln** - update landscaping, limb up trees, bark; no permit required; monitor only
- 📄 **20 Nancy Dr** - revised fence plan 3/24

Next Meeting: Monday, April 8 at 10am

Deadline to submit project applications for April B&A agenda is April 1. Applications received after April 1, at the discretion of the Committee, may be placed on April agenda or held for the May meeting. Applications may be submitted via AGYC website, in person to the AGYC Business Office or by email to BACommittee@Alderbrookgolf.com.





AGYC INFRASTRUCTURE PROGRAM	DASHBOARD	Mar-2024
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Prepared by Ken Goldblatt	2,483 hours thru 3/17/24	As of 3/17/24
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TRACKING ELEMENT	AMOUNT	AS OF DATE	FORECAST	% COMPL
R+D Special Assessment Funds Received	\$2.55M	2/29/24	\$2.58M	99%
Board-Approved GR Fund Use-To-Date	\$1.93M	2/29/24	\$2.93M ⁽¹⁾	66%
GR Fund Transfers to SA Account-To-Date	\$1.53M	2/29/24		
General Reserve Direct Expenses-To-Date	\$189K	2/29/24		
Total R+D Expenses-To-Date (SA + GR)	\$4.05M	2/29/24	\$5.5M ⁽¹⁾	74%
Total R+D Commitments	\$4.11M	2/29/24	\$5.5M ⁽¹⁾	75%
Pending Approvals/Awards	\$192K	2/29/24		
Total Program Time (months)	57	2/29/24	84	68%

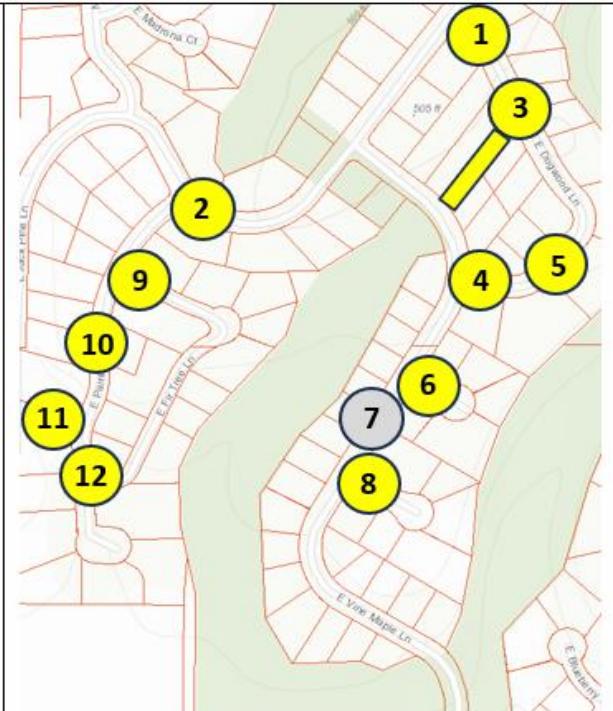
**Note 1: In the special HOA Board meeting, the Overall Program was increased by \$106,435; which will come from General Reserves, to cover unexpected increased scope of drainage, root block, surveying, engineering and construction oversight to Group 6/7 roads. This amount excludes the value of Jack Pine spur road (see Note 2).*

**Note 2: Additionally, the paving improvements to Jack Pine Spur (leading to Well #1 & reservoir) will be shifted from Group 6 (May-24) to Group 8 (May-25) to help reduce immediate cash flow needs by \$37,000; when reinstated one year later, this will be brought back at \$40,000.*

Group 6 & 7 Roads

UPCOMING DRAINAGE PROJECTS (April-May)

1. Dogwood Lane @ Jack Pine
2. Jack Pine below 4 Green
3. Dogwood Lane Sta 0+75
(with connection to Vine Maple)
4. Dogwood Lane @ Vine Maple
5. Dogwood Lane Sta 2+22
6. Dogwood Court @ Vine Maple
7. Vine Maple Lane crossing Sta 61+70
(existing culvert will remain as-is)
8. Vine Maple Court @ Vine Maple
9. Fir Tree Lane crossing @ Paint Brush
(upper)
10. Paint Brush Lane crossing Sta 4+08
11. Paint Brush along West shoulder
12. Paint Brush Lane @ Fir Tree (lower)



Also, root block will be installed along road shoulders at various locations.

PROGRESS DURING REPORT PERIOD (2/18 – 3/17/24)	NEXT STEPS
<input checked="" type="checkbox"/> Remove 5 Trees along E Fir Tree Lane	<input type="checkbox"/> Finalize design docs for Grp 6 & 7 Roads
<input checked="" type="checkbox"/> Special HOA Board Mtg – Grp 6/7 Drainage	<input type="checkbox"/> Prepare paving Bid Package for Grp 6/7 roads
<input checked="" type="checkbox"/> Award Drainage/Root Block for 6/7 Roads	<input type="checkbox"/> Firm up construction schedule for April start
<input checked="" type="checkbox"/> Award ESA Addendum #16 for increases to Grp 6/7	<input type="checkbox"/> Award Roadwork for Grp 6 Roads
<input checked="" type="checkbox"/> Update Foremast, R+D Web Page, eBlasts	<input type="checkbox"/> Provide updates to Pro Forma & Budget



SALMON FOR SOLDIERS Where the Mission is Fishin' By Penny Shelton

Come and celebrate our 10th Annual Salmon for Soldiers Charity Golf Tournament on Saturday, July 20. Due to the support and generosity of our community, it is one of Alderbrook's largest tournaments. Last year we raised over \$45,000. The field is full, however, there are other ways to be part of this special day.

- 1. **Volunteer** by emailing Eileen Baumgardner at evbaumgardner@gmail.com.
- 2. **Decorate** your house and win a prize. This is last year's winning house:



- 3. **Honor** a friend or member of your family who has served our nation. We will be creating the "Path of Valor" to honor relatives who have been in the military. Send a picture of your family member in uniform to Rayni Lambert at s4srayni@gmail.com with a \$50 donation. You may include text with your picture (no more than five lines please) i.e., name, rank and branch of service and it will be placed on a sign and added to the Path of Valor. The sign is yours to keep after the tournament.
- 4. **Donate** to the raffle or silent auction. Baskets, gift certificates and other fun donations are always welcome. Contact Alicia Blake at aliciablake@outlook.com to donate.

Piscatorial Studies show that a day on the water fishing is very therapeutic for veterans suffering from PTSD. Salmon for Soldiers has no employees; all funds donated to Salmon for Soldiers go directly to the mission of sending veterans and active military members fishing at no cost to them.

AGYC Community Member Honored

AOPA (Aircraft Owners and Pilots Association) is a non-profit organization that promotes and protects general aviation in the US. It offers services, benefits and resources for pilots, aircraft owners and aviation enthusiasts.

The Sharples Award, named for AOPA's first chairman of the board, Laurence P. Sharples, is given to individuals not directly working in aviation, but nonetheless contributing greatly to it.

The recipient of this year's award is Alderbrook's John Dobson, president of the Washington State Aviation Alliance, where he's fiercely advocating for general aviation and airport funding. Holding his award, John said, "This is not about me. It's about everyone who helps the Alliance."

Congratulations John, for this great honor. And thank you for all you do for the Alliance!





From the Head Golf Professional, Grant Cation

headpro@alderbrookgolf.com



As you look out to the course for the first week of April you will see Chad and his crew starting the aerification process of our greens. This process is vital to maintain healthy and strong greens through the summer season.

During this process for anyone that would like to play one of our reciprocal courses please call the golf shop or feel free to email me at headpro@alderbrookgolf.com.

The month of March was highlighted with our annual **AGYC Ball Buster tournament**. We had 34 teams for a total of 136 players playing in this year's annual event. I would have to say this year's setup was by far the hardest one yet. We're already planning for next year! Our big winners this year: the team of Curt Creswell, Michael Johnston, Dan Nichol森 and Rich Paris - taking home Overall Net (60)



and the team of Bert Evans, Mick Martinson, Francis Santiago and Matt Doorman (not



pictured) who won Overall Gross with an impressive Gross 65. (See next page for more results.)

As we head into April Men's and Ladies clubs will be starting up. We also have a couple of fun member events coming up.

- ◆ **Wednesday, April 10** we have our fun Par 3 Tournament in celebration of Masters week. Entry fee is \$5 per player and we will have a KP on every hole. This will be a 9-hole event with a 3pm shotgun start; all players are welcomed to play.
- ◆ The following week on **Tuesday, April 16** we will have our first Couples/Coed night of the year. The cost will be \$30 per player and this includes your dinner. Our first event will be a two-person best ball (Stableford points). All couples/coed events will start at 3pm with dinner following the round at 5:30pm.

PGA's 100-Holes Marathon for Charity

Damian and I will be participating in this year's PGA 100-hole marathon for charity on Monday, April 29 here at Alderbrook Golf Course. We will have to play 100 holes in one day...

Yes, you read that right - 100 holes in one day.

Our charity for this event and all proceeds will go to The Karen Hilburn Cancer Fund, which assists uninsured or underinsured residents of Mason County with their cancer related medical expenses. We have a GoFundMe link for donations - [PNW PGA 100 Hole Marathon for Cancer](#). Members can also bring cash or check to the Golf Shop, made out to KHCF if you would rather not use the GoFundMe page.

We are very excited to be a part of this year's PGA 100-Hole marathon.

February Golf Rounds

	2024	2023	2022	2021
Member	852	905	862	602
Fee	243	284	255	187

Golf Shop hours: 8am-2pm during aeration week, 7am-5pm until the greens are healed back up, then 7am-6pm

Course Closures this month:

- ⇒ April 22 course is closed until 3:30pm for Sibley Scramble
- ⇒ Sunday April 28 the course is closed all day to host the US Kids Tournament

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



Ball Buster Tournament March 30



Men's Division Flight 1

- 1st Grs 68 Dalton Emerson, Sean Johnson, Dylan Kinney, Joseph Nys
- 2nd Grs 69 Tom Beben, Gerry Cassel, Rick Endicott, Tom Beben
- 1st Net 62 Kyle Freeman, Tom Huttula, Brad Smythe, Mike Stoney
- 2nd Net 63 Kory Cline, Jacob Geist, Kyle Lowe, Shaun Tucker

Men's Division Flight 2

- 1st Grs 73 John Dobson, Justin Robinette, Randy Shelton, Joe Webb
- 2nd Grs 74 Mike Lambert, Mike Shivers, Penny & Ron Warren
- 1st Net 62 Kevin Bray, John Gibson, Marc Rix, Ken Shreve
- 2nd Net 63 Ian & John Anderson, Max White, Campbell Winter



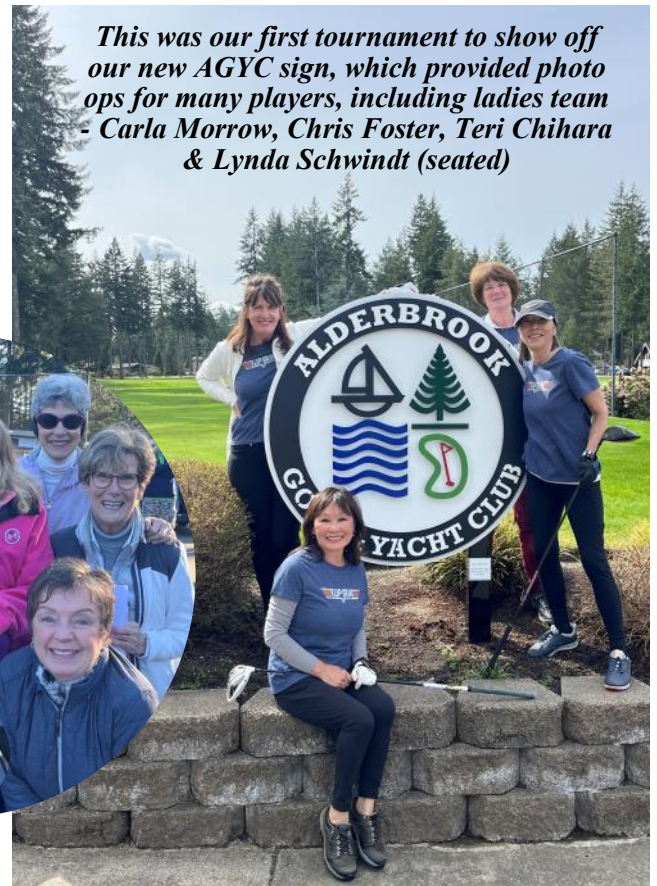
1st Gross Ladies Division - Randi Thurston, Jill Story, Kelly Haupt & Eeva Kissick with a gross 87



Men's Flight 2 1st Gross (73) John Dobson, Randy Shelton, Joe Webb (Justin Robinette not pictured)



1st Net Ladies Division - Colleen McEachin, Penny Shelton, Marcia Hawkins & Jan Fitzgerald with a net 76



This was our first tournament to show off our new AGYC sign, which provided photo ops for many players, including ladies team - Carla Morrow, Chris Foster, Teri Chihara & Lynda Schwindt (seated)

Lots of Lady Ball Busters this year!

Five teams of four ladies, plus Penny Warren played with the guys.

Great showing ladies!





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



Game Results

Mar 6 Medal Play	Flt 1	Michael Johnston	-2
	Flt 2	Paul Johansson	E
	KPs	Jeff Roberge	#9 38' 7"
Mar 8 Points	Flt 1	Curt Creswell	38
	Flt 2	Wally Good	39
	KPs	Larry Eoff Justin Robinette	#9 11' 8" #12 8' 0"
Mar 13 Medal Play	Flt 1	Sandy Dunsire	-3
	Flt 2	Ken Turrell	-2
	KPs	Greg Hibbs Sandy Dunsire	#12 7' 2" #16 24' 5"
Mar 15 Points	Flt 1	Curt Creswell Jeff Roberge Dan Nicholnsen	36
	Flt 2	Ken Turrell Wally Good	38
	KPs	Jeff Roberge Michael Johnston	#9 19' 9" #12 5' 4"
Mar 20 Medal Play	Flt 1	Jason Tannatt	-5
	Flt 2	Lloyd Bankson	+1
	KPs	Jason Tannatt Dan Stainbrook	#12 8' 4" #16 12' 1"
Mar 22 Points	Flt 1	Jeff Roberge	38
	Flt 2	Bill Darch	35
	KPs	Michael Johnston Jim Kincaid	#9 14' 4" #12 15' 10"
Mar 29 Points	Flt 1	Shawn Rockey	37
	Flt 2	Wally Good	39
	KPs	Jim Kincaid Mike Shivers	#6 6' 7" #12 2' 6"

Welcome to the 2024 Men's Club season.

As we leave winter in the rearview mirror, it is time to extend our felicitations to the 2024 Snow King winner - Dan Nicholnsen. Congratulations Dan!

Snow King Dan Nicholnsen

2024 Men's Club Snow King Payouts			
Overall Winner: Dan Nicholnsen		Payout: \$40.00	
Flight 1 (4.3 - 16.4)			
Place	Player	Score	Payout
1st	Jim Kincaid	269	\$38.00
T-2nd	Mark Maxfield	273	\$29.50
T-2nd	Sandy Dunsire	273	\$29.50
4th	Justin Robinette	276	\$22.00
5th	Rich Paris	278	\$19.00
6th	John Murphy	280	\$17.00
Flight 2 (17-28.8)			
Place	Player	Score	Payout
1st	Fred Pape	274	\$38.00
2nd	Dick Drenckphol	277	\$32.00
3rd	Dan Fluke	278	\$27.00
4th	Dave Hawkins	279	\$22.00
5th	Ron Paris	283	\$19.00
T-6th	Lloyd Bankson	284	\$8.50
T-6th	Wally Good	284	\$8.50

Our first monthly meeting for the 2024 Men's Club season will be held on Wednesday, April 10 at 9:15am.

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.



Our first event on April 3 will be held at The Home Course due to Alderbrook's aerification. Check the Men's Room bulletin board for a sign up sheet. We will have room for 40 players and we will utilize tee times, starting at 10am. We will run a medal play game and the first opportunity to participate in the "Traveler Prize Pot." Cost for this Men's Club game will be only \$5 (due to no KPs). If you want to post a Traveler score, that will require an additional \$5.

Congratulations to Jason Tannatt for his second Hole In One!
 February 24, Hole 9 from 159 yards, using a 7 iron and a Titleist Pro V One ball

"Golf can best be defined as an endless series of tragedies obscured by the occasional miracle." Anonymous



World Hickory Golf Day

The Alderbrook Vintage Golf and Hickory Society invites you to join us in our celebration of the World Hickory Golf Day on May 2. WHGD is an annual event held every first Sunday in May. Here at AGYC we celebrate on the first Thursday in May.

To commemorate the day, we will meet at the AGYC driving range on May 2 from 3-5pm to talk all things hickory and hit some golf balls with 100-year-old golf clubs. You are welcome to bring any hickory-shafted clubs to show off, share their history and even hit.

Rob Ahlschwede from Northwest Hickory Players has kindly agreed to bring some demo clubs for guests to hit.

So everyone please come out and celebrate the clubs that are the foundation of our great game.

Check out the Facebook page of WHGD — <https://m.facebook.com/NationalHickoryGolfDay>

Gerry Cassel





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



Are you excited for the new golf season? Opening day is just around the corner. With Spring here I have only good thoughts for great weather!

Opening day is Tuesday, April 9 - a nine-hole scramble with a 10am shotgun start, followed by lunch and our first meeting of the year. Please signup for lunch ahead of time and arrive at the Golf Shop by 9:30am to sign in and pay for lunch (\$26).

Check out the Ladies Lounge for upcoming events and tournament committee signups.



Congratulations Snow Queen Wendy Campbell

The rest of the Snow Queen Court will be announced at the Ladies Club Opener

Tournament Schedule

- 4/9 Opening Day Scramble
- 4/23 String Tournament
- 5/21 & 23 Rhododendron Tournament
- 6/13 Flag Day
- 6/18 & 20 Member/Member Tournament
- 7/9 First Mates Tournament
- 7/23 & 25 Rodia Ladies Memorial Tournament
- 7/30 Tri-Mixer at Lake Cushman
- 8/13 & 15 Club Championship
- 10/1 Awards Day
- 10/8 Turkey Shoot

Ladies Putters Club By Teri McClean



On Friday, March 22, the Putters Committee met to get ready for the season. We made a few changes and additions that will make our club even more fun!

This year we expect a full season with the first day of putting being **Monday, May 6**, running through the month of September!

So ladies interested in joining, the date to remember is **Monday, April 8**. Putters Club registration for both returning members and new members will begin at **12 noon** in the Clubhouse.

- * Returnees: \$10 which includes a yearly pin
- * Newbies: \$20 which includes an apron, yearly pin, ribbon, rule book and pencil

After registration ends anyone who would like to go out and putt for fun (and practice) LETS DO IT! We want to encourage our newbies to bring their putter and ball to join us for practice and to learn the rules.

Looking forward to seeing all of you!



Yacht Club By Ron Edwards, Commodore



Our Alderbrook Yacht Club's Spring Mingle maiden voyage will take place on April 15 from 4 until 6:30pm in the Clubhouse. Please bring an appetizer or dessert and prepare to catch up with neighbors on all the scuttlebutt.

Looking forward to seeing all!



EST. 1974

This will be the first of many fun Yacht Club gatherings in 2024. We hope many of you took advantage of early signups in March but no worries if you didn't. Plan on signing up at the registration table when you arrive at the event. The cost is \$35 per person.

This year to commemorate the 50th anniversary of the Alderbrook Yacht Club we will be selling sweatshirts and tee shirts with our Yacht Club logo on them. More information on this will be at the April gathering.



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

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

The officers for 2024:

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



Wayne Haesel enjoys chicken wings from one of many appetizer stations at the 2023 Spring Mingle

Club for AGYC Women Who Don't Golf By Teri McClean



So, I received a response from six women... which is OK. A small group to sit down to talk, get to know each other and plan!

Please start thinking of things we can do, places to go and we will get together in April. I will call or email each of you to set a date to meet.

Anyone else who is interested in joining, please email me at tmclean53@gmail.com.

Activities Committee By Linda Harris

The Activities Committee is busy making plans for fun events at Alderbrook.



Fashion Alert
Save the Date!

Put a spring in your step and join us on Saturday, June 8, from noon to 3pm for our annual Fashion Show featuring Pam Hanson and Cameo Boutique.

Collen McEachin and Alicia Blake are working on putting together the **Spring Fashion Show** this year. The price will stay the same as last year - \$35. This is always a fun time for Alderbrook members as well as being well attended by the community.

Reservations are requested and will be limited. Tickets will go on sale at the AGYC business office.



Pam Hanson in 2023 introduced models Paula Gallagher and Rayni Lambert

More details to come, stay tuned!

As always we will be playing **Bunco** on the second Thursday of each month and **Trivia** on the third Thursday of each month. I would like to thank everyone that comes to support Bunco and Trivia each month. We will keep playing through the summer months as long as the space is available and you all keep coming to play.

Karen Williams and Linda Harris will be hosting a **Spring Craft Fair** on May 11. If you or anyone you know would like to participate as a vendor in the Fair this year please let Karen or Linda know.



Summer & Diann Pape peruse goods at the 2023 Spring Craft Fair



We will be hosting **Luigi's Bingo** with Norm Hammer and Pete Wall on May 23.

Proceeds from the last Luigi's night helped purchase the new AGYC sign at Hole #1.



2023 Luigi Bingo

Ladies Ping Pong on Mondays and Fridays

The Alderbrook Ladies Ping Pong Players got serious about ping pong and hired a coach for the basics! Actually, there is more laughing and socializing than serious ping pong - so don't be intimidated. Join us on Mondays and Fridays from 3 to 5pm and we'll teach you what we learned! Snacks and drinks to share are optional.



Patty Murphy, Mary Wang, Tracey Lopez, Kelli Bailey, Catherine Henson, Kay Shin and ping pong coach Lam Son

TRIVIA



March Trivia Winners: (standing) Pam Endicott, Joe Webb, Paula Gallagher, Dan Coats (front) Shaunna Webb, Penny & Randy Shelton



The planters at the Clubhouse received an Easter refresh.

Landscape Refresh at the Annex -

It takes a big machine to pull up a large bush.

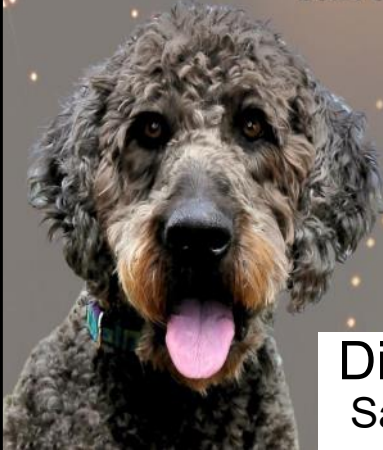




COMMUNITY NEWS

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

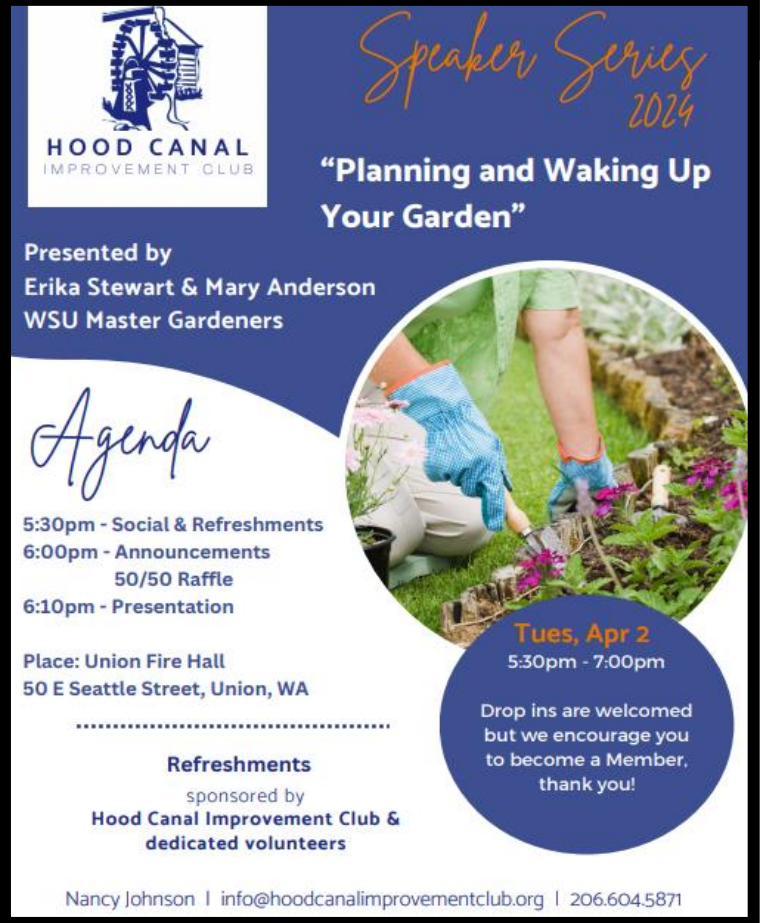
May 10 & 11, 2024
Friday & Saturday
10am-4pm

Community Market

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

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

HOOD CANAL IMPROVEMENT CLUB



Speaker Series 2024

"Planning and Waking Up Your Garden"

Presented by
Erika Stewart & Mary Anderson
WSU Master Gardeners

Agenda

- 5:30pm - Social & Refreshments
- 6:00pm - Announcements
50/50 Raffle
- 6:10pm - Presentation

Place: Union Fire Hall
50 E Seattle Street, Union, WA

Tues, Apr 2
5:30pm - 7:00pm

Drop ins are welcomed but we encourage you to become a Member, thank you!

Refreshments
sponsored by
Hood Canal Improvement Club & dedicated volunteers

Nancy Johnson | info@hoodcanalimprovementclub.org | 206.604.5871



What makes this tea deeper blue than the Hood?



Learn the answer (and why it will turn bright purple!) Plus lots of other interesting tea and herbal wellness tea snippets with Union's own, Mama-Te-A's owner, Sally Keasler!

Union Tea Tasting Event
10:30 am April 27th

Just \$5 a ticket. All proceeds donated to Harmony Hill Healing Retreat
Limited to 12

Register: (360)898-0213
320 E Dalby RD Suite E, Union

Free Class!
High Blood Pressure?
Low Blood Pressure?
Let's Learn How To Manage It, Naturally!

Monday, April 15th
12:00 - 1:00

320 E Dalby RD Suite E
Register: (360)898-0213

SPRING BOOK SALE

Saturday, April 13
10:00 a.m. - 3:00 p.m.

All Proceeds help fund free library events and programs for our community!

Old & Interesting Books - *Specially Priced*
Hardbacks \$2 Paperbacks \$1
Children's Books - 2 for \$1
DVDs - \$2 Music CDs \$1
Cash Only

Great selection of books!

- | | |
|-----------|----------------------|
| Fiction | Non-Fiction |
| Mysteries | Home & Garden |
| Romance | Hobbies & Crafts |
| Children | Sci-Fi / Fantasy |
| Thrillers | Teen & Young Adult |
| Cookbooks | Religion & Spiritual |
| Self-Help | Vintage/Collectables |



The Shelton Timberland Library - 910 W Alder St, Shelton,



By Marcia Hawkins

The AGYC Community Garden is working on hosting the annual garden party and return of Alderbrook in Bloom home garden tour in June.

If you have a garden to share on the tour please contact Marcia Hawkins flowerlady03@hcc.net or Pam Kurpius pam@alderbrookgolf.com for details.



Sip & Paint The Pointe

There is no better setting than to paint at The Pointe at Alderbrook Golf and Yacht Club. Brie Lesman will be back for this fun event on June 6th at 6pm as we will be sipping wine and painting at The Pointe. This event is limited to 25 people and reservations can be made in the office by calling (360) 898-2560.

\$65 Per Person

Condolences - Sharon Dufresne



Sharon Jeanette Dufresne, a long time Alderbrook resident, passed away peacefully in hospice care at her daughter's home in Arizona on February 13, 2024 at age 85.

Sharon was born on July 12, 1938 in Denver, Colorado and was adopted by her parents Harmon and Eva Bordeaux. She grew up in Craig, Colorado and Casper, Wyoming. She excelled on her

swim and diving team at Casper High School, graduating in 1956, and going on to college to study drafting.

Sharon worked at Olympic Community College and later was in charge of the loaned executive program at United Way in Bremerton. She also owned and managed a deli at the Central Kitsap mall.

After retirement, she and her husband Gary became tour leaders for an RV organization, leading groups into Mexico, Alaska and other far-flung places for months at a time. She and Gary also flew to South Africa to join an RV group there for an extensive tour of that country. Sharon had a very outgoing and adventurous nature, living in Germany for one year and visiting Egypt, Greece, Ireland, Ecuador, and too many other countries to list here.

After moving to Alderbrook, she took up golf and was a dedicated bridge player. Sharon had a very

gentle but also very competitive nature in both of these activities. Above all, Sharon was a wonderful mother who always made sure that her children knew that she loved them very much.

Sharon was preceded in death by her husband Gary, sister Marceline, her brother Bud and by her parents. She is survived by her two daughters, a granddaughter, many nieces and a nephew.

From the Alderbrook Wednesday Bridge group:

We will miss Sharon tremendously. She was a great bridge player and a fun person to spend Wednesdays with. You never know when someone will be gone so seize those opportunities to tell your friends how much they mean to you! Rest in peace dear Sharon.

She will be very much missed by all who knew her.



Real Estate: Where Are We Now? Prepared by Alderbrook Properties



We ❤️ Alderbrook!

Nestled near the Hood Canal and surrounded by forests, the Alderbrook community blends the beauty of nature with a relaxed and comfortable lifestyle that is hard to find elsewhere.

In recent years, this picturesque region's real estate market has undergone some significant changes that reflect the broader trends in the Pacific Northwest. Interest rates and regional growth patterns influence these impacts.

According to Redfin, here are some comparisons for our area from January 2024:

- ⇒ Mason County's home sales increased by 2.4% year-over-year and homes are taking longer to sell.
- ⇒ In neighboring Kitsap County, home sales increased 12.1% year-over-year. However, the selling times are approximately the same as last year.

As a result of the COVID-19 pandemic, builders, vendors and others in the industry were hard hit by a lack of supply, long order timelines and astronomical increases in raw material prices.

Fortunately, markets have calmed down somewhat but remain at the higher level they rose to. While it can be challenging to find good news, recent data from the U.S. Census Bureau and the U.S. Department of Housing and Urban Development (HUD) suggest modest improvement. An article in Forbes highlights a slight increase in new single-family building permits for January. Additionally, there have been marginal shifts such as decreasing mortgage rates, a rise in existing home sales and a 1.5% uptick in new construction home sales compared to the previous month.

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

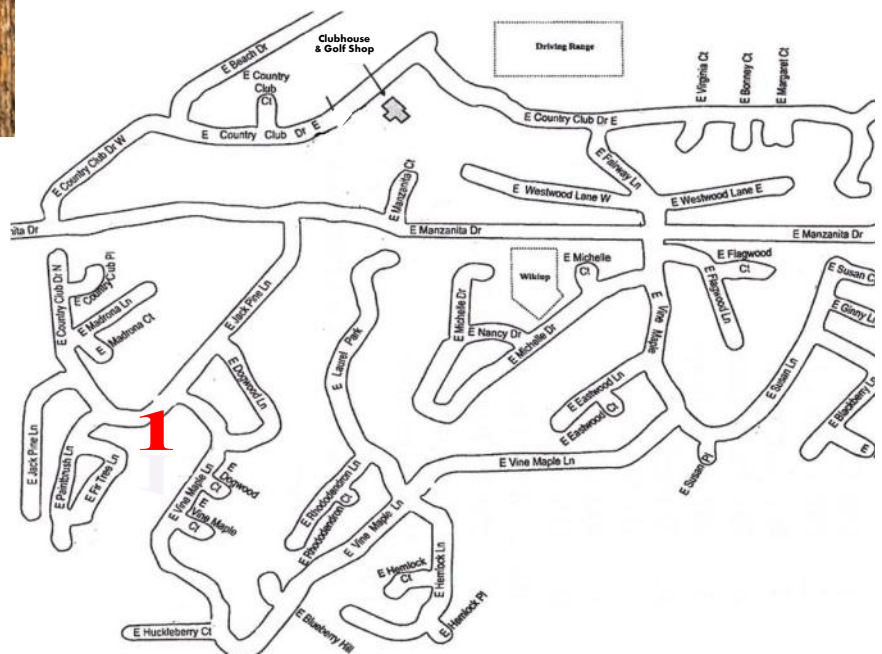
<https://www.redfin.com/county/3087/WA/Kitsap-County/housing-market>

<https://www.forbes.com/advisor/mortgages/real-estate/housing-market-predictions/>

New AGYC Members



- 1 Bernard & Andrea Joubert
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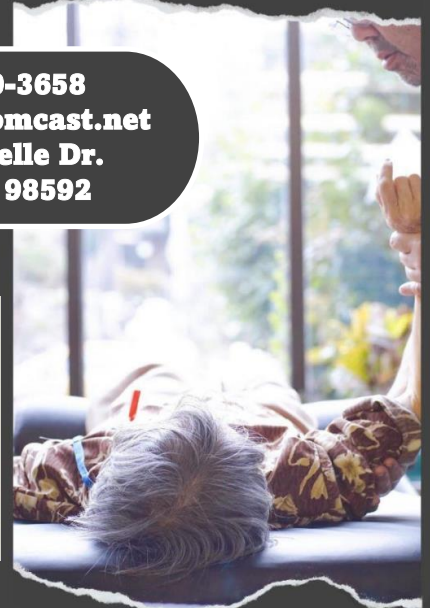


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ALDERBROOK PROPERTIES



\$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!

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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.




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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



Unless otherwise noted, all locations are in the Clubhouse

Restaurant Hours	Sun	Mon	Tues-Wed	Th-Fri	Sat
	10am-4pm Brunch is 10am-2pm	8am-4pm Sandwiches/ Beverages in Golf Shop	11am-6pm Standard Bar & Meal Service	11am-7pm Standard Bar & Meal Service	10am-7pm Brunch is 10am-2pm

*Time is non-refundable,
use it with intention*
Unknown

	MON	TUES	WED	THURS	FRI	SAT																														
SUN	1 Aerification of Greens Organic Collection Site (OCS) 9-11am Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex	2 Table Tennis 9-11am Annex Bible Study time change - new time 1-2:30pm Annex Nominating Cmte 3pm Poker 7pm Annex	3 Men's Club Away, Home Crs Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm H&F Cmte 3pm Annex AGYC Board Budget	4 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex Yacht Club Mtg 4:30pm	5 Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	6 OCS 9-11am Pickleball 10-11am Wickiup Browne Wine Dinner 6pm																														
7	8 OCS 9-11am B&A Cmte 10am Ladies Putters Club Registration 12pm Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex	9 Ladies Club Scramble 10am shotgun (Lunch, Meeting following) Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex Finance Cmte 2pm Golf Cmte 3pm Poker 7pm Annex	10 Men's Club Mtg 9:15am Men's Club Golf 10am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm Master Par 3 Tourney 3pm Activities Cmte 3pm	11 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex Bunco 4pm \$10	12 Welcoming Cmte 10am Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	13 Pickleball 10-11am Wickiup Music Night with Chris Eakes																														
14	15 OCS 9-11am Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex Yacht Club Launch 4-6pm Clubhouse (bring appetizer or dessert)	16 Deadline to run for Board Ladies Club Clinic 9am Ladies Club Golf 10am Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex Finance Cmte 2pm Couples Club 3pm Strategic Planning Cmte 3:30pm Lions Club 5pm Poker 7pm Annex	17 Men's Club Golf 10am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-2:30pm Annex Mahjong 1-5pm Alderbrook Dems 3pm Annex Environment Cmte 3:30pm	18 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex Trivia 5-7pm	19 Restaurant closed for private event Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	20 Environment Cleanup 9am Meet at The Pointe Pickleball 10-11am Wickiup																														
21	22 Sibley Scramble, Golf Course closed until 3:30pm OCS 9-11am Mahjong 1-4:30pm GDOC 11am Ladies Ping Pong 3-5pm Annex	23 Ladies Club String Tourney 10am Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex Poker 7pm Annex	24 Men's Club Golf 10am Pickleball 10-11am Wickiup Hand 'n Foot 10am Bridge 10am-4pm Annex Mahjong 1-5pm Board Mtg 6pm Clubhouse and Zoom	25 Table Tennis 9-11am Annex Duplicate Bridge 1pm Annex EPAC Cmte 2pm Karaoke 5:30	26 Dominoes 2-5pm Ladies Ping Pong 3-5pm Annex	27 Pickleball 10-11am Wickiup Music Night with Kitty Mae																														
28 US Kids Tourney Golf Course Closed	29 100 Holes of Golf OCS 9-11am [Mulch loading by reservation 9-9:45am] Mahjong 1-4:30pm Ladies Ping Pong 3-5pm Annex	30 Ladies Club Golf 10am Table Tennis 9-11am Annex Bible Study 1-2:30pm Annex Poker 7pm Annex	<table border="1"> <tr> <td>S</td> <td>May 2</td> <td>World Hickory Golf Day</td> </tr> <tr> <td>A</td> <td>May 4</td> <td>Golf Course Loan Town Hall</td> </tr> <tr> <td>V</td> <td>May 11</td> <td>Spring Craft Fair</td> </tr> <tr> <td>D</td> <td>May 19</td> <td>Meet the Candidates</td> </tr> <tr> <td>E</td> <td>May 23</td> <td>Luigi's Bingo</td> </tr> <tr> <td>T</td> <td>Jun 2</td> <td>AGYC Annual Meeting</td> </tr> <tr> <td>H</td> <td>Jun 8</td> <td>Spring Fashion Show</td> </tr> <tr> <td>E</td> <td>Jul 17-21</td> <td>Saltwater Songwriters Festival</td> </tr> <tr> <td></td> <td>Aug 9, 10</td> <td>AGYC Garage Sale</td> </tr> <tr> <td></td> <td>Aug 23, 24, 25</td> <td>Alder Classic Tournament</td> </tr> </table>				S	May 2	World Hickory Golf Day	A	May 4	Golf Course Loan Town Hall	V	May 11	Spring Craft Fair	D	May 19	Meet the Candidates	E	May 23	Luigi's Bingo	T	Jun 2	AGYC Annual Meeting	H	Jun 8	Spring Fashion Show	E	Jul 17-21	Saltwater Songwriters Festival		Aug 9, 10	AGYC Garage Sale		Aug 23, 24, 25	Alder Classic Tournament
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