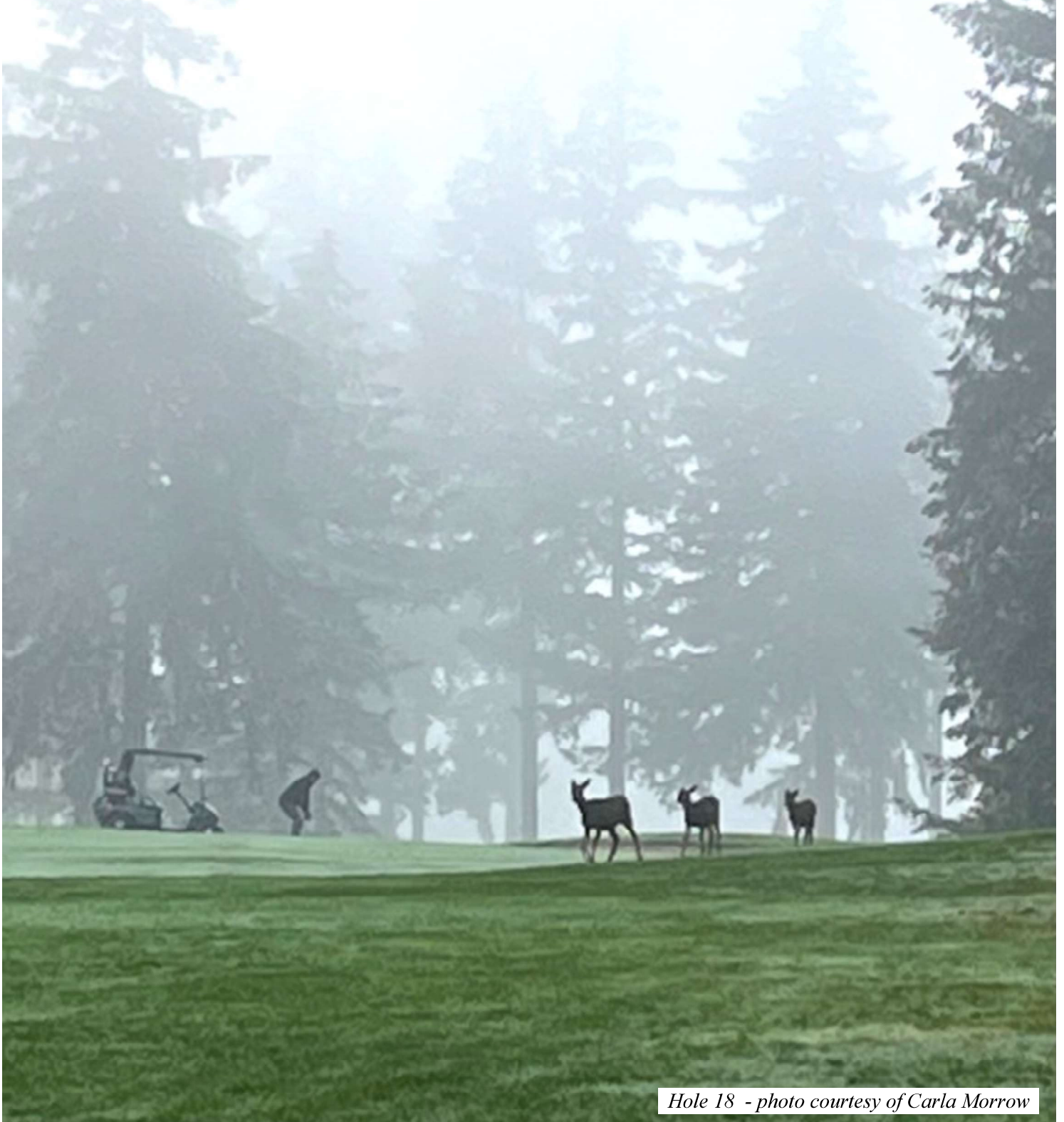


# *Foremast*

January 2025

Alderbrook Golf & Yacht Club

EST. 1965



*Hole 18 - photo courtesy of Carla Morrow*



Remarks from General Manager, Jason Reehm

gm@alderbrookgolf.com



Happy New Year to you all!

December was a busy month. We had a lot of fun events and it was great seeing you all celebrating the holiday season.

In the midst of the busy season, our staff has been training and getting ready for our new software, Northstar, to go live January 7.

This is a big change for all staff and members as well. Please have patience with our employees and managers as everyone is relearning how to do their jobs with the new software. Northstar is a robust system and has many functional aspects that will greatly enhance our processes, reports and financial tracking. We are really excited about the change, but it will take time to digest it.

Thank you to all the members who donated to our employee holiday fund. We had a record year this year due to your generosity. Our staff is our biggest asset and your donations help show them how much they are appreciated.

Our 60th anniversary hallway refresh will be done January 7. We are excited to highlight our history and show the membership a fresh new look. Thank you to all the committees and clubs that donated to make this project possible. Thank you to all the volunteers that helped paint the hallway, you did a great job. Finally, thank you to Sharon Ferguson, Mary Gin Kennedy and Tracey Lopez for all your help and planning of this project! (See article on page 5.)

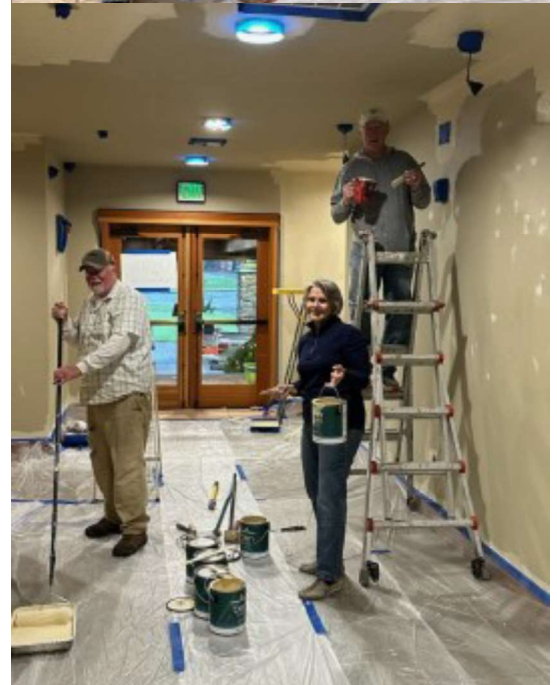
I'm looking forward to another wonderful year here at Alderbrook Golf and Yacht Club!

Will you "leap" into the new year or "ease" into it?



Entrance Hallway Paint Crew

Mark Maxfield, Mike Lopez, Ron & Char Edwards, Sharon Ferguson, Bill Linder







# New Feature in Foremast

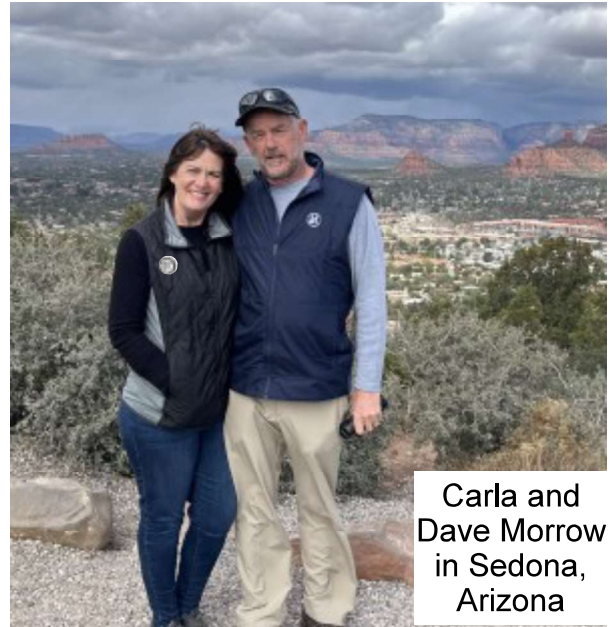
## AGYC TRAVELS



Traveling to exotic places, exploring other states or just enjoying local adventures, take AGYC with you.

Whether near or far, bring along an item with the AGYC logo, take a picture of yourself, family or friends with the logo and send it into the *Foremast* at [Foremaststaff@outlook.com](mailto:Foremaststaff@outlook.com).

Don't forget to include your name(s) and location with your picture and it might be included in a 2025 issue of the *Foremast*.



Carla and Dave Morrow in Sedona, Arizona

Bryan Summers

Lynch Creek  
Dahlia Farm

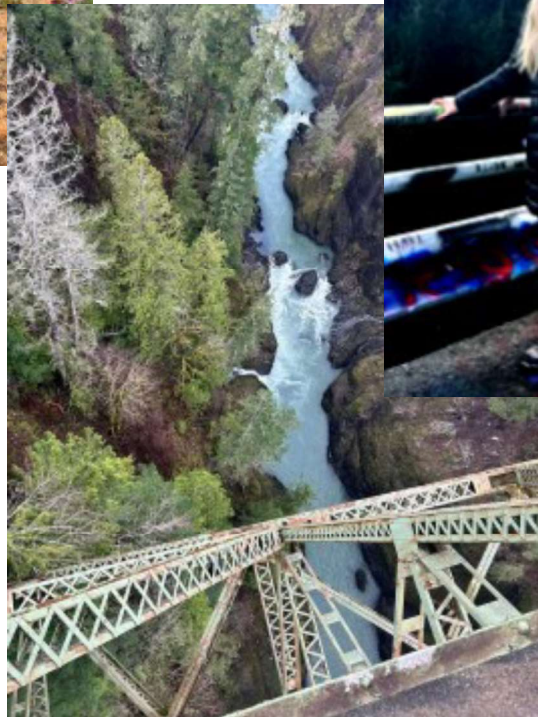
130 E Export Rd  
Shelton, WA 98584



Steve Winsburg and daughter Sophie Keener



Becky & Denny Flannigan  
Washington Monument  
Washington, D.C.



High Steel Bridge  
South Fork of Skokomish River





# AGYC Board of Directors

Board terms are three years, with maximum of two consecutive terms

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



Pete Wall  
Secretary  
2022

Jim Winchell  
2022, 2nd term

Ian Roberts  
President  
2023

Mark Maxfield  
Vice President  
2024

Bill Holtz  
Treasurer  
2023, 2nd term

Curt Creswell  
2024

Penny Shelton  
2024

Your AGYC Board met on Monday, December 30, 2024 and acted on the following:

- 👉 Approved Approval Request 01, dated December 30, 2024, to proceed with various drainage & paving improvement projects during the calendar year 2025, for a combined rough order of magnitude (ROM) value of \$570,000, including:
  - 👉 Award of the following work if the bid costs stay within the ROM value:
    - Zephyr drainage & root block scope (grp 8 & 9)
    - Jimini paving improvements (group 8)
    - Jimini paving improvements (group 9)
    - Zephyr drainage improvements on fairway 8
    - Minor, misc. awards to support the above
  - 👉 The “freezing” (encumbrance) of \$300,000 General Reserve Funds by February 28, 2025, and a separate amount of \$270,000 by April 30, 2025, to act as collateral funds for the contract awards in March 2025 and May 2025
  - 👉 The eventual transfer of \$300,000 from General Reserves in May 2025 and \$270,000 in August 2025 to maintain cash balance for progress payments
- 👉 Approved the P&P updates as presented:
  - 👉 Rewrite 5.14 from COVID-19 to be general health
  - 👉 Rewrite 2.1.A last bullet regarding rental of homes for clarity
  - 👉 Add to 2.1G “Violations are subject to fines/fees, see Appendix H.”
  - 👉 Rewrite 9.3.B.d to change inoperable to derelict and to specify vehicle stored outside on owner’s property
  - 👉 Update Appendix H for clarity
  - 👉 Update driveway diagram in 7.0.O for readability
  - 👉 Update driveway diagram in Appendix D
  - 👉 Update AGYC Application for Construction & Notice in Appendix D
  - 👉 Update Notification to Neighbors in Appendix D

### Upcoming

- Board Meeting
- Saturday, January 25, 10am
- Clubhouse & Zoom

Immediately forward scam emails to:  
[reportphishing@apwg.org](mailto:reportphishing@apwg.org)

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

### November 2024 Financial Report

Operations Income:	Actual: \$ 247,801	Budget: \$ 242,252
Operations Expenses:	Actual: \$ 254,875	Budget: \$ 276,212
Operations Net Income:	Actual: (\$ 7,074)	Budget: (\$ 33,960)
Less Loan Expense Income:	(\$ 10,429)	
Adjusted Operation Income:	(\$ 17,503)	
Reserve Income:	Actual: \$ 41,627	Budget: \$ 41,800
Reserve Expenses:	Actual: \$ 0	Budget: \$ 0
Reserve Net Income:	Actual: \$ 41,627	Budget: \$ 41,800

### Account Balances

Operating Funds:	\$ 272,766
Contingency Funds:	\$ 70,360
Debt Service Account Funds:	\$ 30,508
CH Assessment Reserve:	\$ 9,107
Reserve Funds:	\$ 375,889

### Parcel Summary

AGYC Lots for Sale:	1
AGYC Common Area Lots:	27
Private lots in good standing:	577
Private lots delinquent:	15 *
Alderbrook Properties, LLC lots:	92
<b>Total:</b>	<b>712</b>

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





Alderbrook Golf & Yacht Club Celebrates Sixty Years By Mary Gin Kennedy



In 1965, sixty years ago, the same year that Jack Nicklaus won his second Masters title and Pickleball was improvised on Bainbridge Island, a small golfing community was taking shape on the

uplands of Hood Canal in Union, WA under the direction of Hoodsport real estate developer Wes Johnson.

This year AGYC will mark its six decades of history in various ways. To launch this celebration, the House & Facilities Committee, working with the general manager, refreshed the Clubhouse outside entrance and interior hallway and added a new display of old Foremast cover photos. Like so many things at Alderbrook, this project would not have been accomplished without community support. A big thank you to the Activities Committee, Ladies Club, Lady Putters Club, Luigi's, Men's Club and Yacht Club. Their generous donations made this project possible.

AGYC's rich history began when the original Articles of Incorporation, and the Protective Covenants, were signed on June 29, 1965, by Wes Johnson and his wife Frances doing business as Alderbrook Development, Inc. The name of the corporation was the Alderbrook Community Club, but the corporate name was changed to Alderbrook Golf & Yacht Club on June 30, 1968. At that time, a board of trustees with seven members was elected, including four AGYC members and Mr. and Mrs. Johnson and their daughter Nancy. For many years, the Board of Directors managed the HOA, and individual Board members supervised the department heads. With the purchase of the golf course in 2001, the Board of Directors decided to hire a general manager to run day-to-day operations.

Encouraging strong social connections among members has always been important. Three social groups were formed early on and still play central roles today – Ladies Club, Men's Club and Yacht Club. Volunteering has also played a major role in Alderbrook's success. Various committees provide guidance to the Board of Directors and organize

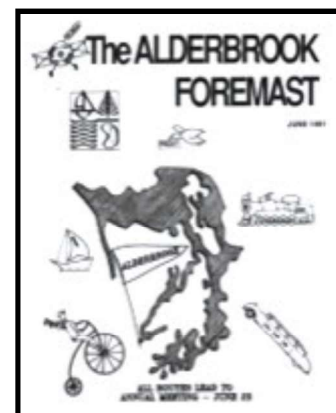
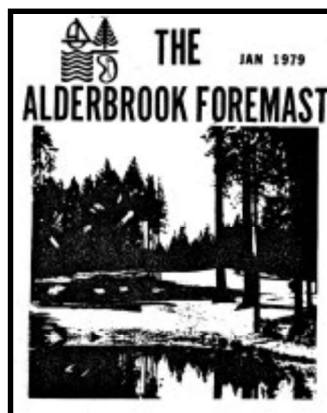
activities for the membership. The Foremast has recorded life at Alderbrook since March 1970.

AGYC grew slowly in the early years. The front nine holes opened in July 1965 followed by the back nine in June 1970. Other infrastructure was added as funding or donations allowed. The Wickiup, or community park, has been a favorite gathering place since the 1970s. The first Clubhouse replaced the original snack bar and Pro Shop in 1982 and served AGYC well until the current Clubhouse opened in 2009. Cart paths were built in the 1970s, paved in the 1980s and repaved in 2018 and 2019. The driving range opened in 1984. The current front nine irrigation system was installed in 1994, and the back nine was completed in 2000. The Annex, or Community Center, was purchased in 2001. Members approved the \$5.4 million Roads & Drainage Infrastructure Program in 2019.

One of the biggest changes in AGYC's trajectory occurred in 2001 when Crista Ministries, which had purchased Alderbrook Development, Inc. from the Wes Johnson estate, decided to sell some of its holdings to AGYC for \$1.3 million. This transaction included the golf course and some acreage encompassing the Clubhouse and The Pointe. AGYC borrowed the entire amount to finance the sale, and it is scheduled to be paid off this spring.

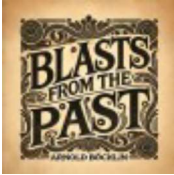
Alderbrook has retained its picturesque appeal and rural tranquility even as the community experienced a major growth spurt in the last decade. It continues to be a cherished place to live, offering a blend of recreational activities, a beautiful setting and a strong sense of community.

Here's to the next sixty years!





**Blasts from Alderbrook's Past – January** By Mary Gin Kennedy



*Note: As part of our 60th Anniversary celebrations, the Foremast will feature some random "Blasts from Alderbrook's Past," primarily drawn from back issues of this newsletter, to remind us of what has happened at AGYC during the last 60 years. This month focuses on January happenings.*



- Pets, a perennial problem! Members whose dogs had been running loose were sent a letter in January 1978 reminding them that they were in violation of "Covenant #20." Members were again admonished to control their pets in January 1985 and in January 1993 were told to keep their dogs off the golf course. A notice in the January 2008 *Foremast* reiterated the rules of pet ownership. The Pet Policy was printed in its entirety in the January 2023 *Foremast*. It was reported that in early 1987 one dog had learned to await tee shots on #16 and then pick up the ball and dash off with it.
- In January 1979, the Board of Directors invalidated the results of the December 10, 1978, special election because of various voting irregularities related to proxies and appointed a committee to suggest ways to improve voting in future elections.
- Sixty-one Yacht Club members and guests feasted on veal parmigiana with fettucine and "Dago Red" on January 12, 1979, in the Pro Shop.
- Planning began in January 1980 for the (first) clubhouse, finished in 1982. AGYC held "County Fairs" to raise money to help pay for it. In January 2000 at a Luigi's dinner, 100 members raised over \$1,000 for the fund to build the current Clubhouse.
- The Area Code for Union changed from 206 to 360 on January 1, 1995.
- In January 1999, the Washington State Golf Association (now WA Golf) announced that the Washington State Women's Amateur Championship would be held at AGYC in 2000 followed by the Men's Four-Ball Championship in 2002.
- The Community Center (Annex) remodel was completed in January 2002 at a cost of \$16,000. It was used as the Business Office during the construction of the Clubhouse.
- The new section of State Route 106 from the Alderbrook Resort & Spa to Dalby Road was completed in January 2004 and greatly enhanced the visibility of AGYC's main entrance along with providing a much-improved roadbed.

**SPECIAL ASSESSMENT**

**Important Reminder: The Clock Is Ticking!  
Golf Course Special Assessment Payment**

A Special Assessment to pay off the Golf Course bank loan was approved by ballot this past June. As a reminder, your \$400 one-time, lump sum payment is due by **February 28, 2025**.

Payment may be made by check; through your monthly ACH transaction; by credit card (3% service fee); or in cash. If your Special Assessment is not paid by the due date, interest and late fees will accrue, as with any overdue payments to AGYC.

If you pay your HOA dues through your ACH transaction, you must complete a form to authorize AGYC to deduct the Special Assessment along with your regular HOA dues. The form is available in the Business Office.

To date, only 48 percent of the Special Assessment has been collected, or \$116,373, of the \$240,000 to be raised. Through December 30, the Board of Directors has authorized an extra \$105,000 for principal prepayments from the Special Assessment along with our normal monthly payments. As of December 30, the balance on the loan is \$168,603.

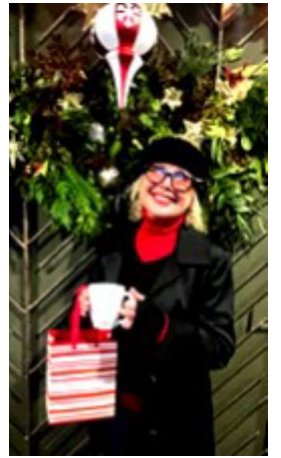
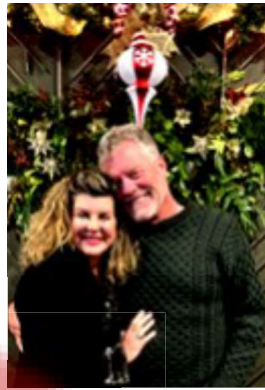


We encourage members to make their \$400 payment now. Don't wait until the last minute.

Your payment helps AGYC to continue to make significant principal prepayments every month from Special Assessment funds, thus lowering the final loan balance and saving on interest.

Please direct any questions about payment of the Special Assessment to the Business Office.









Neighbors gather,  
treats abound,  
Old tales shared,  
new friendships found





**EPAC (Emergency Preparedness Advisory Committee)** By Heather Boone, Member

Happy New Year 2025!

Last year the Emergency Action Preparedness Committee (EPAC) shared valuable information and resources to encourage everyone to be Disaster Ready. In this article, we shift the focus from your preparations to discuss an emergency communications center for AGYC Members.

Our community is fortunate to have several members who are licensed amateur radio operators (HAMS): Martin Grote, Gary Emmons, Ben Hicks and Jack Francis. (Martin, Gary and Jack are all current EPAC members).

We interviewed Martin for this article.



*HAM Radio Operator Martin Grote*

Martin originally developed an interest in CB radios and subsequently moved on to become an amateur radio operator. He obtained his Federal Communications Commission (FCC) license in 1990. Martin was a volunteer fire fighter with Mason County Fire District #6 for 12 years. While in this position he was instrumental in working with Emergency Management in Shelton to secure VHF/UHF radios for fire district operations. Martin maintains memberships with Mike & Key Amateur Radio Club, Mason County Radio Club and volunteers with Emergency Management Amateur Radio Operators in Shelton.

Martin was uniquely qualified, along with Gary Emmons, to establish a radio command center for AGYC. If normal communication channels are out, the radio will allow us to communicate with Mason County Emergency Management in Shelton should a disaster strike. The AGYC Board authorized the purchase of a VHF/UHF radio set-up and antenna installation. The radio operates with very little power draw and has a battery backup. The goal of the operation is for AGYC leaders to assess damage and report conditions (downed power lines, buckled

roads, broken water mains, fires, structural damage, injuries, etc.) to Emergency Management in Shelton. The AGYC Emergency Communications (EMCOMM) system is tested monthly.



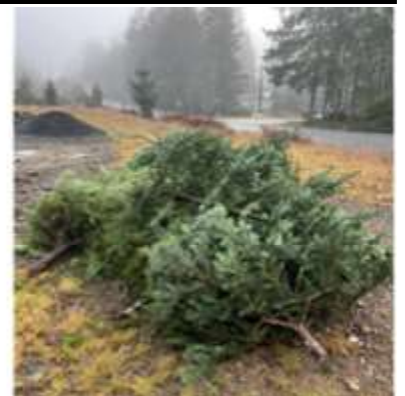
Martin emphasized that the radio does **not** allow for personal communications and is **not** a contact for fire or law enforcement. The goal is to provide Emergency Management authorities with a report of our situation which in turn allows them to target community needs. Help will eventually come to AGYC but it may take a significant period of time, which is why it is vital for each of us to be able to take care of ourselves.

We urge everyone to be Disaster Ready.

**AGYC Christmas Tree Drop-Off**

AGYC residents can drop-off their Christmas trees at the corner of Manzanita and Fairway until January 5, 2025. Please drop-off in the area where the orange cone has been placed.

To ensure we have this opportunity next year, please do **NOT** drop-off flocked trees or trees with tinsel on them. This is also **NOT** the time or location to drop-off branches, limbs or other yard debris.







# 2025

## 4 COURSE PLATED DINNER

- 1ST COURSE - SWEET CHILI SCALLOP
- 2ND COURSE - SEASONAL GREEN SALAD
- 3RD COURSE - DUAL ENTREE/ROASTED NY STEAK & BAKED SALMON
- 4TH COURSE - FOUR LAYER CHOCOLATE CAKE







**Policy Compliance Committee** By Tracey Lopez

**Policy Compliance Committee Wants You Informed**



Part of the responsibility of AGYC Policy Compliance Committee (PCC) is to educate our community on various policies you might be in violation of and not be aware. The intention of PCC is to provide information and work with our community and General Manager to align behavior with AGYC policies and procedures via education and compliance.

Beginning this month, PCC will be highlighting various sections contained within our Policies and Procedures.

**Section 5.8 – Signs**

There will be no signs on any property except as follows:

1. One sign giving the name of the owners or occupants, not to exceed four square feet.
2. One sign giving the name of the main contractor during the period of the actual construction, not to exceed six square feet.
3. Two “For Sale” signs per property, not to exceed six square feet per sign. “For Sale” signs are not allowed on any other location other than the property that is for sale, i.e. a corner or cross street near the property listed for sale, after two days these signs will be removed.
4. Political signs will be limited to two per owner’s property, not to exceed four square feet each. Political signs will be removed within two days after the election.
5. Any signs that become unsightly or are unauthorized will, with 15 days’ notice, be removed by AGYC.

**Section 5.3 - Buildings and Property Maintenance**

1. Wood piles will be located in areas that are screened from public view as much as possible. Above-ground tanks, i.e. propane tanks, must be screened from public view.
2. Outdoor lighting – Freestanding outdoor lighting on individual lots will be the type that does not lead to light pollution beyond individual lot boundaries.
3. Laundry – No laundry or bedding will be hung outdoors unless it is screened from the golf course, the street, and neighboring properties.

**Section 5.9 – Pets**

1. AGYC may require the removal of pets that are obnoxious to neighbors. Obnoxious behavior includes but is not limited to excessive barking day or night, property destruction and viciousness.
2. Owners of pets may not allow their pets to leave the owner’s property unleashed or without being under control. Dogs are required to remain on a leash when off their property.
3. Owners of pets are required to clean up after their pets and to remove their pets’ droppings, placing them in their own bags.
4. Pets are not allowed on the golf course or driving range unless riding in a golf cart.
5. Service animals may accompany their owners in any area.

If you have any questions regarding any and all sections of the AGYC policies and procedures, please contact any Board member, our General Manager or a member of the PCC. On another note, a member of the PCC, David Newmark was left off introductions last month. The committee apologizes for the oversight.



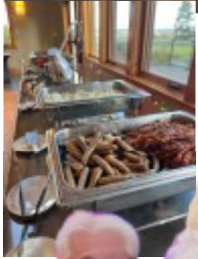
Brunch with Santa December 15



You're never too old for Santa



Murphys



Tommy



Kathy



Maxfields



Lopez



Morrays



Roberts





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



Summary of B&A monthly meeting held on Monday, December 16.

Minutes from previous meeting approved and available on AGYC website.

Mid-Month Approvals (1)

**1370 Manzanita** - 10'x12' storage shed on concrete slab, painted to match home with paver walkway, approved, ratified

New Projects (6)

**70 Country Club Dr E** - split rail fence - 3' height and 50' long, approved

**11 Flagwood Ln** - new house; 10' variance of driveway due to lot size, double street frontage; stop work order posted 12/9/24 - no AGYC or County building permit

County permit application submitted 12/12; expect 4-6 weeks until permit issued, applicant may either fill in excavation area or place temporary fence around excavated area; driveway variance, approved subject to widening west side of driveway 10' for length of proposed driveway, to provide sufficient off-street parking area, approved

**90 Laurel Park** - house mounted, white fiberglass ham radio antenna, approved

**230 Michelle Dr** - concrete pad, walkway, stairs, approved

**200 Susan Ln** - 6' wood fence along side and back; not to extend forward of house footprint, approved

**271 Hemlock Ln** - wind break; follow up from November; still testing locations; postponed to January

Addendum Items (1)

**40 Susan Ct** - preliminary review of fence for prospective purchaser with 3 dogs prior to closing - 4' to 5' black chain link with gate; submitted acceptable proposed styles; preference is for limited height and fencing area, conceptual approval; needs to submit detailed application upon closing

New Discussions

- a. 1181 **Vine Maple Ln** - Follow up to September field trip
- b. Roads & Drainage - Revised culvert and vector schedule, storm water and drainage issues
- c. Construction Guidelines—updates to application, N2N; requested member changes; topics for future revisions; need policy for N2N information
- d. Project reassignments - Warren assigned as single point of contact (SPOC) for AP projects
- e. Draft spreadsheet of Committee assignments
- f. Heidemann - request for leave October and November, approved

Old Business

- a. Zoom available to Committee Member or lot owner, at least 24 hours in advance, by request to [BACcommittee@alderbrookgolf.com](mailto:BACcommittee@alderbrookgolf.com)
- b. Hood Canal Storage now open - [info@dalbyroadselfstorage.com](mailto:info@dalbyroadselfstorage.com) for info
- c. Drainage/culverts/stormwater management - Driveway projects all require 12" culvert, unless insufficient elevation is determined by R&D Committee, after on-site visit
- d. 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 snow plow, safety and emergency)

**Next Meeting: Monday, January 13 at 10am**

Deadline to submit project applications is January 6. Applications received after that, at the discretion of the Committee, may be placed on the January agenda or held until the February 10 meeting.

Applications may be submitted via AGYC website, dropped at the AGYC Business Office or emailed to [BACcommittee@Alderbrookgolf.com](mailto:BACcommittee@Alderbrookgolf.com).

Alderbrook's Construction Guidelines (CG) apply to all outdoor/interior projects. If you need a copy of CG, an application form or have questions, please send to [BACcommittee@Alderbrookgolf.com](mailto:BACcommittee@Alderbrookgolf.com)





**AGYC INFRASTRUCTURE PROGRAM** **DASHBOARD** **Dec-2024**

Prepared by Ken Goldblatt

2,744 hours thru 12/17/24

As of 12/17/24

TRACKING ELEMENT	AMOUNT	AS OF DATE	FORECAST	% COMPL
R+D Special Assessment Funds Received	\$2.6M	11/30/24	\$2.6M	100%
Board-Approved GR Fund Use-To-Date	\$2.2M	11/30/24	\$2.96M	74%
GR Fund Transfers to SA Account-To-Date	\$2.02M	11/30/24		
General Reserve Direct Expenses-To-Date	\$189K	11/30/24		
Total R+D Expenses-To-Date (SA + GR)	\$4.78M	11/30/24	\$5.54M	86%
Total R+D Commitments	\$4.82M	11/30/24	\$5.54M	87%
Pending Approvals/Awards	n/a	11/30/24		
Total Program Time (months)	66	11/30/24	84	79%
Value of Remaining Work	\$726K	11/30/24		

PROGRESS DURING REPORT PERIOD (11/18 – 12/17/24)		NEXT STEPS	
		<input type="checkbox"/>	Finalize design/estimate for Group 8 Roads
		<input type="checkbox"/>	Finalize design/estimate for Group 9 roads
<input checked="" type="checkbox"/>	Update Pro-Forma details – FY24/25	<input type="checkbox"/>	Finalize design/est for Fairway 8 drainage
<input checked="" type="checkbox"/>	Update Foremast, R+D Web Page, eBlasts	<input type="checkbox"/>	Prepare Approval Request for Group 8 Roads

**From the Green Superintendent, Chad Johnson** [greensuper@alderbrookgolf.com](mailto:greensuper@alderbrookgolf.com)



With the winter months upon us, daylight is at a minimum. Many of us have to get outside to stretch our legs and we are often accompanied by our 4-legged best friends. Not only do we deal with an early sunset but often we have inclement weather, including heavy rain and fog. This makes it difficult to be seen by oncoming traffic.

MANZANITA DRIVE IS A COUNTY ROAD and is a 25mph zone. This road is often travelled by those who do not reside in our HOA and so do not anticipate pedestrian and dog traffic. We have all types of congestion on Manzanita from Amazon drivers, contractors, visitors, buses, to semi-truck and trailers delivering sand and gravel. As a community we need to take more precautions when walking on Manzanita. If possible, we should try to use the side streets of our HOA and/or the trails that run parallel with Manzanita. We are in the era of distracted drivers and combined with poor visibility, walking on Manzanita is becoming quite dangerous.

Here are a few suggestions while walking in the evening or early mornings:

- ◇ Use a headlamp or a flashlight
- ◇ Wear reflective clothing
- ◇ Wear bright colors
- ◇ Walk against traffic
- ◇ Be aware and listen for upcoming traffic
- ◇ Avoid walking on Manzanita Drive when at all possible
- ◇ Avoid low visibility times when the rain and fog can create poor visibility conditions for drivers
- ◇ Keep your dogs close and do not let them roam into the middle of the street

Happy Holidays and remember to stay safe whether walking or driving in our community.





From the Head Golf Professional, Grant Cation

headpro@alderbrookgolf.com



Happy New Year from your Professional Staff here at the Alderbrook Golf & Yacht Club! With another year in the rearview mirror, we can look forward to 2025 and all it will have to offer. We saw a great increase in rounds of golf this past season and are hoping to build upon the enthusiasm that has been generated around our favorite game.

This is typically the time of year that we all set our goals for the upcoming season. Whether you are looking to improve your score, increase the amount of golf you play or are just getting started with golf, Assistant Pro Damian Hawley and I are here to help you every step of the way.

A great first step in the journey to improving your score is to evaluate your performance. This is meant to help identify what areas of your game are costing you the most strokes. When creating a plan for one of my students, my goal is to evaluate their play and find something for them to work on that will be the least amount of work while providing the biggest impact to their score. For instance, if the student is struggling with their speed on the greens and it is causing them to three putt many times throughout the round, decreasing their speed is not only one of the easiest things to work on but also one of the most impactful. I believe that confidence is the biggest asset when trying to improve your score. Finding something that lowers your score without being too daunting will create that confidence.

One of the hardest things to do is to take what you've been working on in your practice time and move it to the course. The best way that I've found is to create an environment where you do not have pressure. By this I mean that you are not playing in a competitive competition even if it is just with a couple friends. Go play nine holes in the late afternoon when you can focus on the new technique and not just the result. If you're focused on the result and not on the technique, it can be easy to fall back into your old habits.



On to 2025! We have some fun events coming up in February to get you ready for golf season!

Fireside chat with the Pros



Tuesday, February 4 at 4pm

Q&A style. Come out and enjoy a hot drink to talk about the beautiful game of golf.

Ladies Winter Clinic

Tuesday, February 11 at 4pm

Topic will be Stableford scoring for Ladies Club competition and understanding your allocated strokes on your scorecard.

**November Golf Rounds**

	2024	2023	2022	2021	2020
Member	766	871	733	645	849
Fee	161	199	170	152	395







Ladies Club News By Terri Stamper, Assistant Captain

ladiesclub@alderbrookgolf.com

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



Winter tee times on Tuesdays & Thursdays  
10:51, 11:00, 11:09, 11:18  
Call the Golf Shop to add your name

Snow Queen

There's still time to join the Snow Queen competition. Here's how to get involved:

- Entry Fee: \$10.00 (to be paid at the Golf Shop)
- Complete four rounds on the back nine
- Rounds must be verified by a Ladies or Men's Club member

Hood Canal Lions Club Polar Bear Plunge on February 8:

Join the friendly rivalry between the Men's and Ladies Clubs as we compete for the most donations. The Ladies Club has proudly outperformed the Men's Club in the past and we aim to keep the Polar Plunge trophy this year. This fundraiser, sponsored by the Hood Canal Lions Club, donates 100% of the proceeds to Mason County Emergency Services. This includes Mason County Sheriff's Department Chaplin's Fund, K-9 Team, Marine Patrol and the Volunteer Fire Departments in Union and Hoodspout/Lake Cushman.

This event benefits all of us in Alderbrook!

Please submit your donation, payable to Hood Canal Lions Club:

1. You can drop off or mail a check to me at 21 East Dorothy Ct., Union, WA 98592.
2. You can drop off a check or cash at the Golf Shop. **Important to identify that this is for the Ladies Club. GO WOMEN!**
3. I am accepting on-line payments to my Venmo and Paypal accounts.  
Venmo@Terru-Stamper  
Paypal@terristamper1  
Indicate POLAR BEAR PLUNGE

The tax deductible donation is a 501(c)(3) Charlies Vision Foundation.

Please donate, come on out and join the Polar Bear Plunge fun!

As we welcome the new year, we kindly remind you about your Ladies Club dues for 2025:

- \$69.00: Includes both GHIN and LC dues
- \$44.00: GHIN only
- \$30.00: LC dues only

Please also indicate which tee box you'll use next year - 18 Green, 18 Gold or 9 Gold

You have until May 1 to finalize your tee box selection. New members have three weeks to make their choice after they join the Ladies Club.

If your contact details have changed, please inform us so we can update our records.

Payment Options:

- By Check: Payable to AGYC LC
- By Cash: Place it in a clearly labeled envelope with your name, contact information and tee box choice

Drop payments off at the Golf Shop.

We appreciate your timely payment and ongoing support.





Ladies Club Continued

Committee Sign-Up:

The sign-up sheet for the 2025 golf season committees is now available in the ladies lounge. We encourage you to take a look and consider volunteering for a committee that interests you. A big thank you to Kelly Haupt for stepping up to be our new ECCIE Chair!

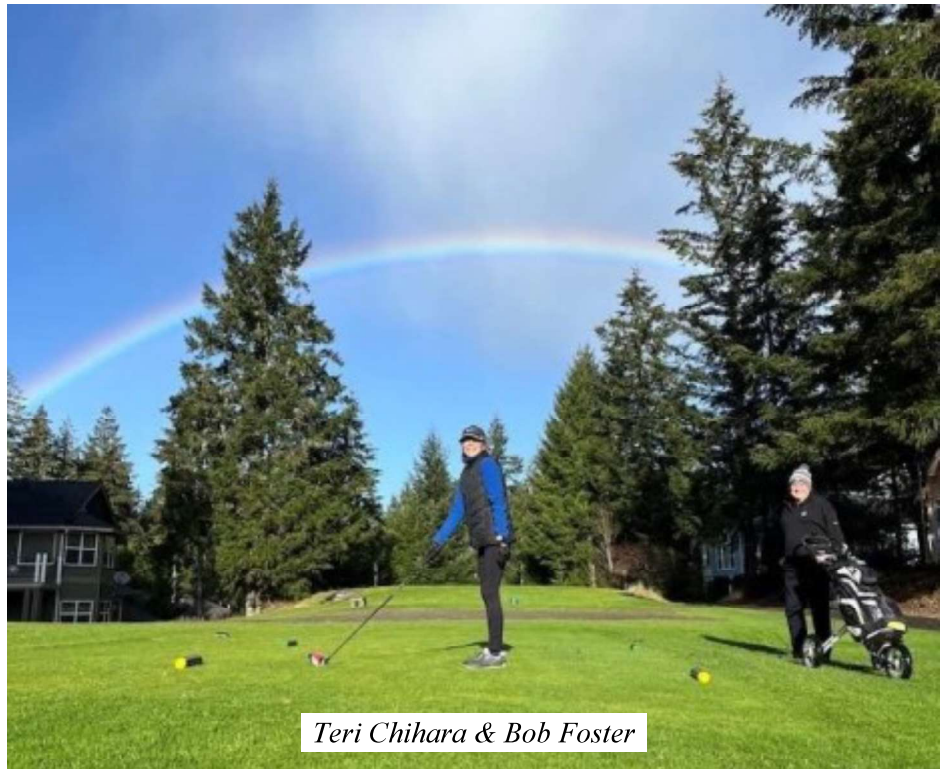
Wishing you all a joyful and safe New Year!



The Warrens enjoy rainy day golf



Foggy last day of year  
Mona, Mary Ann, Wendy, Kay



Teri Chihara & Bob Foster





Golf Cart Parade December 20



1st place Dave & Kay Goodman



2nd place Chuck & Kay



3rd place Nicki Cook



Williams



Grant & Jasmine

Dashing through the course  
In a decorated cart  
Along the paths we go  
Singing, doing our part  
Dressed in Christmas tops  
Making spirits bright  
What fun it is to ride and sing  
A Christmas song tonight, oh!



Wesleys



Kim Pokela  
Linda Francisco

Alderbrook  
Alderbrook  
We rank you top rate  
Oh what fun it is to live  
In a neighborhood so great

Happy Holidays!





# HAVING FUN



**Bunco** - 2nd Thursday, 4pm \$10



*Patty Murphy, Kay Shin, Mary Wang*

*Dee Bishop, Elaine Puetz, Catherine Henson*

**Ladies Ping Pong** - New time: 2pm, come any time from 2-4pm on Mondays



*Sandy Dunsire, Jerry Fox  
Ken Shreve, Rick Reclusado*

*Richard Ives, Ian Roberts  
John Murphy, Ken Goldblatt*

*Missing Gary Larson, Jerry Schaaf*

**Men's Table Tennis** - Tuesdays and Thursdays from 9-11am in the Community Center (Annex)  
Join us for exercise, competition and laughs | paddles available | Sandy Dunsire - 360-269-4159





# and more FUN

## Wednesday Social Bridge

Barbara Johnson celebrated her 92nd birthday playing with the AGYC Bridge Club!

Originally from Lake Cushman, Barbara lives with her family, AGYC residents Byron and Mary Ann Johnson and has been playing Bridge for 40 years. She also played golf for many years as Captain of the Ladies Club in Lake Cushman and participated in many of the AGYC tournaments.

If you are interested in playing Bridge, picking up the game again or would like to learn, please join us on Wednesday's at 10am in the Community Center (Annex).

If you would like more information, please contact Tracy Battson at 360-898-2940.



# Trivia is the third Thursday of every month at 5pm



**December Winners**

*Tommy Hoshikawa, Lisa & Terry Cook*

*Jim Shakoske, Ian, Sean & Sharon Roberts*



# WE ARE A COMMUNITY

## 15th Annual Polar Bear Plunge



### Challenge

The AGYC Ladies and Men's Clubs compete each year for the most donations.

Club representatives 'take the plunge'!



**Saturday, February 8th**      **NOON - 2p.m.**  
**Alderbrook Resort & Spa**

Take the Plunge and get a dry t-shirt! The Plunge is open to anyone who raises a minimum pledge of \$30. All pledges are due at registration. Top fundraisers will be recognized in one of three categories: Community Member, Emergency Worker and Business. ALL proceeds benefit Mason County Emergency Services

Donations are Tax Deductible  
Charities Vision is a registered 501(c)(3) non-profit benefiting Mason County Emergency Services

For more information [Plunge4Purpose@gmail.com](mailto:Plunge4Purpose@gmail.com)

Presented by

**HOOD CANAL LIONS CLUB**



Donated by  
Alderbrook Resort

Come watch and support participants!  
Raffle Prizes!

Must Be Present  
To Win!!

Free Coffee, Hot Chocolate, Clam Chowder

→ Bring shoes to wear in the water to protect your feet! ←



**HOOD CANAL**  
IMPROVEMENT CLUB

## Speaker Series 2025

Educating the Hood Canal community to use light thoughtfully while preserving our ability to see the beauty that floats above us every night!

Learn about 2025 stargazing activity!

### OPPORTUNITY DRAW PRIZE

Win a local photo of Hood Canal auras by Harley or a 2025 calendar by Cathy Warner!

# Hood Canal Dark Sky Project



Presented by Harvey Lever

**Tues, Jan 7**  
**6-7:30 PM**

Union Fire Hall  
50 E Seattle St Union, WA





### Hood Canal School District By Edie Reclusado, Board President



#### Two Critical Levies on February Ballot

We heard the voters! While 58.1% of voters approved our previous proposal to improve and expand the school facilities (60%+1

supermajority required), those in opposition believed \$33.5 million was too much money and 21 years was too long for paying back the bond (lots of interest over that time period). The needs still exist; so, the School Board and Citizens' Committee went back to the drawing board. We conducted surveys, focus groups, public forums, and staff discussions, ensuring the proposals reflect community priorities while remaining fiscally responsible. Bonds require 60%+1 for passage and levies require a simple majority of 50%. We are hopeful we will have your support again this time around and realize our goal!

Using the collaboration with stakeholders and more information about alternative funding sources, we are putting forward two essential levies for the February 11, 2025 special election. The two measures include a six-year Capital Levy to fund the much-needed infrastructure and technology upgrades, along with a replacement Educational Programs and Operations (EP&O) Levy to sustain critical programs and services not adequately funded by the state.

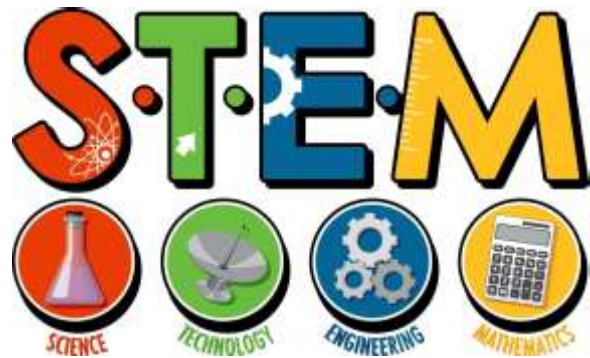
The district has a proven track record of recent success, with middle school students earning scores above the state average and outperforming many other schools in the region. Hood Canal has recently been recognized with three statewide awards for excellence in communications, demonstrating its commitment to transparency and community engagement.

The Capital Levy will raise \$19.1 million between 2026 and 2031, addressing critical facility needs. Hood Canal School currently lacks a dedicated music room, adequate art and STEM spaces, limiting students' creative and hands-on learning opportunities. Overcrowded early learning areas have forced the district to turn away some pre-kindergarten families, and the aging transportation facility requires replacement to ensure safety and efficiency.

This levy will fund essential upgrades, including expanded and modernized classrooms, a reimagined library for literacy and digital learning and improved outdoor spaces such as a lighted community trail, new playground (ADA compliant) and covered learning areas. With \$6.5 million in state matching funds, the proposal is a cost-effective solution, requiring only \$1.15 per \$1,000 of assessed property value. For a home valued at \$300,000, this equates to \$345 annually.

The replacement EP&O Levy will renew the district's current levy, which is set to expire, without increasing tax rates. This levy is crucial for sustaining programs that are not fully funded by the state, including smaller class sizes, special education, arts and activities, athletics and activities, field trips, nursing services and food programs.

The Hood Canal School District serves approximately 330 students in Skokomish, WA, providing a dynamic educational environment focused on academic achievement and community engagement. For more information about these levies and their impact, visit [www.hoodcanal.wednet.edu](http://www.hoodcanal.wednet.edu) or call Edie Reclusado at 360-898-4547.





**Alderbrook Fauna Focus: Varied Thrush** By Kelly Haupt, photo by Jill Story



There is music in our woods. Have you heard it? The resonant, single notes, repeated but changing pitch every ten seconds or so ... like there are little woodland fairies practicing on Irish whistles.

Naturalist Louis Agassiz Fuentes calls the ethereal song of the Varied Thrush, “the voice of the cool, dark, peaceful solitude which the bird chooses for its home.” Those of us who do not travel for the dry warmth of the desert during our darkest and wettest months can take comfort in the presence, and the music, of these beautiful birds.

These “fairies” are of the feathered kind, the Varied Thrush. Although you might see a Varied Thrush any time of year, in the winter they move to lower elevations and our backyards become their wonderland. The ideal habitat in which these birds thrive includes abundant rain, towering firs and a food supply of huckleberries and insects. It is no wonder that they are so numerous in our community. Anyone who regularly tosses bird seed on the ground during the winter, especially during snow events, can be treated to a dozen or so of these birds visiting at a time. They sport the most striking and colorful plumage of any of our thrushes.

The main body color is burnt orange, with a thick black neck collar, black eye stripe and blue-black cap and back. Distinct wing bars are also orange.

Listen to the song of the Varied Thrush: <https://xeno-canto.org/322917>



**Sources:** + American Bird Conservancy article “Varied Thrush” found at: <https://abcbirds.org/bird/varied-thrush/>  
+ *Eastside Audubon* “Bird of the Month” article by Andy McCormick, found at: <https://www.eastsideaudubon.org/corvid-crier/2019/5/1/horned-lark-la3ez>



*Surprise visitors to our neighborhood, ring-necked pheasants*



## Goodbye Dee Dee Hammer



Diana Delight "Dee Dee" Hammer, born on January 24, 1943 was raised and attended school, along with three older siblings, close to the Oregon coast in Toledo, and later earned an Associate Degree in Business.

Dee Dee met Norm in the late 1970s - Dee Dee was a buyer for his company's client in Oregon. Many years later they began dating long distance. She loved that Norm always made it a point to celebrate their birthdays together, which were two days apart.

The Hammers married in 1996, moving into Dee Dee's home, and began their search for a retirement home. The first home they offered to purchase was in Reno - but within hours, Dee Dee decided it was just "too far from the water", and the offer was withdrawn!

During the summer of 2000, their search brought them to Union, where they spent a night at Alderbrook Resort. After learning the resort, owned by

Crista Ministries, did not serve wine with dinner, they wandered up Beach Drive, and stumbled upon the perfect home on Susan Lane; the sale closed in July 2000. A few days later, while walking their new neighborhood, Jack Butler, another Susan Lane resident, inquired if they were new home owners. When the response was "YES", Jack invited them to join an ongoing party and meet their new neighbors. The rest is history!



Dee Dee and Norm volunteered to be community "Ambassadors" - Alderbrook residents who showed off the community and touted available activities to prospective members, until 2004 when Crista sold its' last property interests in Alderbrook .

Dee Dee was an avid golfer before and during retirement, serving on many Alderbrook, and particularly Ladies Club, committees. She was a long-time member of the first Alderbrook ladies book club, and loved working crossword puzzles - but only in ink! She enjoyed traveling - by boat and train - with Norm and her close friends in Eugene and Alderbrook.

Dee Dee left us on December 14, 2024, after complications from a fall, with her devoted husband, Norm, by her side. Dee Dee was predeceased by her first grandchild, Derrick and Shannon's son, Jami in 1986. She is survived by her loving husband of 28 years, her son Derrick, wife Shannon, their three children, seven grandchildren and one great grandson, and Norm's two children, Doug and Cathy.

She was one of God's angels.





## 2024 Key Real Estate Markers and 2025 Forecast By Alderbrook Properties

### Looking Back at 2024: Key Trends in Residential Real Estate



Rising mortgage rates shaped the 2024 housing market, shifting buyer preferences and technological advancements.

Homes in Mason County averaged 41 days on the market, up from 29 last year, with November sales climbing to 68 from 58. Nationally, 6.5% and 7.2% mortgage rates challenged affordability, prompting many adjustable-rate mortgage holders to refinance. Millennial and Gen Z buyers dominated, prioritizing affordability and accessibility, while mid-size cities gained popularity due to hybrid work policies and lower living costs.

New construction grew, with single-family home starts up 3.8% and multi-family starts surging 7.5%, driven by rental demand. Green building practices also rose, reflecting consumer interest and regulatory incentives.

### Outlook for 2025



The market is expected to stabilize with 2% to 3% price growth and improved inventory. If inflation eases, mortgage rates may decline slightly, enhancing affordability. AI tools will continue transforming real estate, streamlining processes like virtual tours and market analysis. Sustainable homes and climate-resilient properties will grow in demand, while proposed policies and first-time buyer incentives could lower entry barriers and support a more balanced market.

While 2024 presented challenges such as affordability concerns and low inventory, it also underscored the resilience of the residential real estate market. The outlook for 2025 is cautiously optimistic, with expected improvements in affordability, technology adoption and sustainable practices shaping the next growth phase.

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

### Christmas around the neighborhood







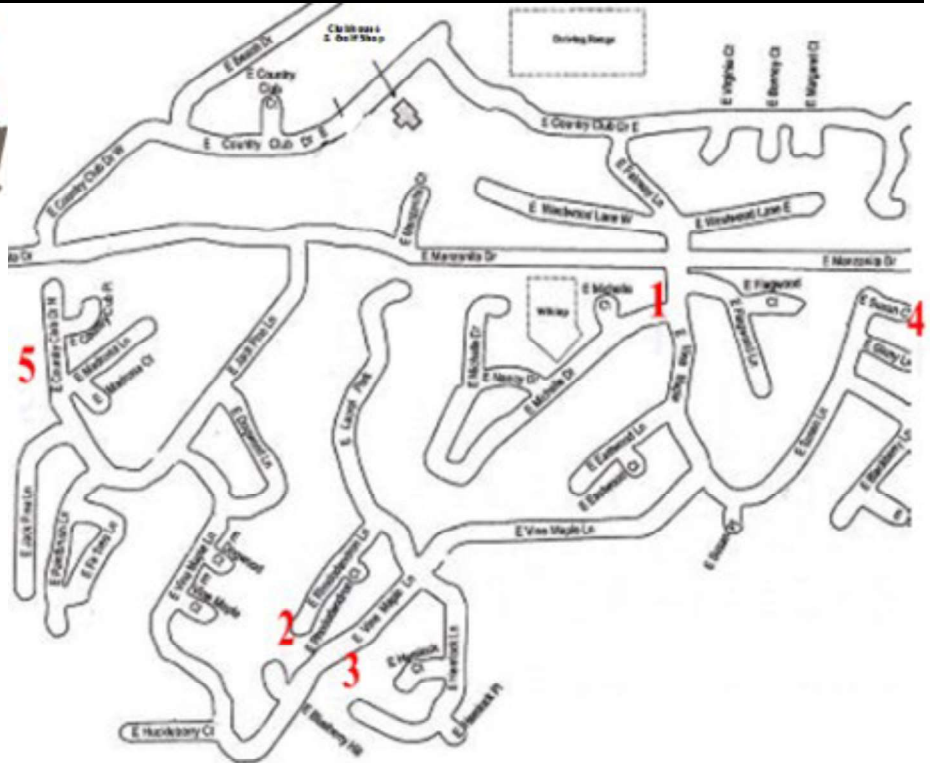
Christmas around the neighborhood Continued



New AGYC Members

WELCOME to the neighborhood

- 1 **Sandy & Pamela Mabery**  
30 E Michelle Dr
- 2 **Gary Rush**  
160 E Rhododendron Ln
- 3 **Laura Swift**  
741 E Vine Maple Ln
- 4 **Horacio Ravelo**  
40 E Susan Ct
- 5 **Maurice & Ruth Deya**  
71 E Country Club Dr N



Advertise with Us!



Bayside Service LLC Professional Pest Management Local Family-Owned

(360) 888-6626 cell www.baysideservice.net



# 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](mailto: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](http://www.AlderbrookProperties.com) | [info@alderbrookproperties.com](mailto: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.





# Ring in the New Year with a Free Night Lighting Package!

VALUED AT \$3,500 WITH PROJECT OF \$25K MINIMUM.

Dreamscapes Landscape and Design is a leading hardscape/softscape company serving the Greater Puget Sound Area. With our extensive experience since 2007, we have been transforming outdoor spaces in the greater Olympia area and the Eastside of Seattle, including Bellevue, Issaquah, Kirkland, Newcastle, Mercer Island, Redmond, Lake Washington, and Lake Sammamish.



CALL NOW! 800 468 1597




**Cameo Boutique**  
 "ON BEAUTIFUL HOOD CANAL"  
 Est. 1983

Resort Wear, Gourmet Foods,  
 Apparel & Jewelry, Unique Gifts,  
 Home Decor

(360) 898-3200  
 6871 E. Hwy 106  
 Union, Washington 98592

PAM HANSON  
 OWNER



1 (206) 930-3658  
 Rfurukawa@comcast.net  
 271 E. Michelle Dr.  
 Union, WA 98592



**Randy Furukawa -LMT**  
 Sports/Treatment Massage  
 MA 00012320



Septic Installation  
 O & M Maintenance & Repairs

**THAD BAMFORD**  
 301 E Wallace Kneeland Blvd  
 STE 224 - 332  
 Shelton, WA 98584  
 Cell: 360-790-2364  
 bamfordseptic@yahoo.com

Licensed & Bonded  
 #BAMFOSR655L9





Unless otherwise noted, all locations are in the Clubhouse. CC refers to the Community Center (Annex).

**Save the Date**  
 Feb 4 Fireside chat with Pros  
 Feb 7 Music - Chris Eakes 5-7  
 Feb 8 Polar Plunge noon-2pm

Feb 11 Ladies Winter Clinic  
 Feb 14 Valentines Day Event TBD

February Foremast will be published on Monday, February 3

		WED	THUR	FRI	SAT	
		1	2	3	4	
<b>*** Clubhouse Closed through January 6 ***</b>						
		Pickleball will be back in the spring Bridge 10am-4pm CC	Table Tennis 9-11am CC		Pickleball will be back in the spring	
SUN	MON	TUE	WED	THUR	FRI	
5	6	7	8	9	10	
<b>Clubhouse Closed</b>	<b>Golf Shop re-opens today</b> Ladies Ping Pong 2-4pm CC	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 Texas Hold'em 2:30pm CC Poker 6:30pm CC	Men's Club via tee times Bridge 10am-4pm CC Mahjong 1-5pm <i>Activities Cmte cancelled</i>	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 <b>Bunco 4pm \$10</b>	Men's Club via tee times <b>Welcoming Cmte 10am</b> Dominoes 2-5pm	<b>Whistle Pig Whiskey Flight Night 6pm</b>
12	13	14	15	16	17	
	<b>B&amp;A Cmte 10am</b> Mahjong 1-4:30pm Ladies Ping Pong 2-4pm CC	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 <b>Golf Cmte 3pm</b> Texas Hold'em 2:30pm CC <b>EPAC Cmte 4pm</b> Poker 6:30pm CC	Men's Club via tee times Bridge 10am-4pm CC Mahjong 1-5pm <b>Environment Cmte 3:30pm</b>	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 Duplicate Bridge 1pm <b>Trivia 5pm</b>	Men's Club via tee times Dominoes 2-5pm <b>Music Night Zach Hyneman 5-7pm</b>	<b>Environment Cleanup 9am weather dependent</b>
19	20	21	22	23	24	
	Mahjong 1-4:30pm Ladies Ping Pong 2-4pm CC	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 <b>Green Cmte cancelled</b> Texas Hold'em 2:30pm CC <b>Strategic Planning 3:30pm</b> Lions Club 5pm Poker 6:30pm CC	Men's Club via tee times Bridge 10am-4pm CC Mahjong 1-5pm	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18	Men's Club via tee times Dominoes 2-5pm <b>Music Night Pastures Green 5-7pm</b>	<b>Board Mgt 10am Clubhouse &amp; Zoom</b>
26	27	28	29	30	31	
	<b>GDOC 11am</b> Mahjong 1-4:30pm Ladies Ping Pong 2-4pm CC	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 Texas Hold'em 2:30pm CC Poker 6:30pm CC	Men's Club via tee times Bridge 10am-4pm CC Mahjong 1-5pm <b>Board Mgt moved to Saturday</b>	Table Tennis 9-11am CC Hand 'n Foot 10am Ladies Club via tee times, 10:51-11:18 <b>Karaoke 5:30-8pm</b>	Men's Club via tee times Dominoes 2-5pm	

<b>Food</b>	<u>Sun</u> 11am-3pm Hot dogs, Sandwiches/Bar	<u>Mon</u> 8am-4pm Sandwiches/Beverages in Golf Shop	<u>Tues-Wed</u> 11am-6pm	<u>Thur-Fri</u> 11am-7pm	<u>Sat</u> 10am-7pm Brunch until 2pm
-------------	---	---	-----------------------------	-----------------------------	---