

LAKE ENTIAT LODGE ASSOCIATED

NEWSLETTER - FEBRUARY 1988

Greetings from the Board of Directors. You will be pleased to know that we have been busy during the winter months. This newsletter is intended to inform you of some of the more important issues that we have been dealing with, and to inform you of some changes in the way we have been doing business in past. Overall, the Board views the situation at Entiat as being in good shape, and we are optimistic about everyone having an enjoyable summer taking advantage of the facilities.

Property Management Agreement

Shortly after the Labor Day meeting, the association terminated our relationship with Bill and Sue Russell. There were a number of areas that had been emerging as areas of concern, for both parties, and it was jointly agreed that it would be best simply to sever our ties. We wish Bill and Sue the best of luck in their new endeavors.

As we began our search for new caretakers, we asked George and Audrey Schatz to act as interim caretakers until we were able to find someone to fill that job. They agreed to do so, and provided a very valuable service to the association. We are greatly indebted to George and Audrey.

As we pondered the best approach to filling the caretaker position, we discussed the possibility of hiring a property management firm to assume these duties and care for our property. Herb Gilbo accepted the task of identifying possible sources for providing the types of services we would require. After much hard work, Herb identified two sources that seemed to be well suited for our needs. Finally, after much discussion, we decided to hire the property management firm HUICO, Inc. to manage the maintenance of our community property, and to manage some of the affairs of the Association. HUICO, is a sister company to the firm that manages Wapato Point, so we expect good things from them.

With the change to HUICO, we will be changing some of the ways we have been doing things when we had a full time, live in caretaker. At the current time, here is the way things are set up:

1. Greg Nord will be living on site, in the caretakers house. Greg is responsible for the security of our property, and the cleanliness of the clubhouse. At the present time, these will be the only expectations we have for Greg.

2. Bob Sweeney is the grounds keeper for our property. Bob will be responsible for the maintenance of our property, and for the maintenance of our equipment. Bob will not live onsite, and will take directions from the property manager only.

3. The manager of HUICO is Alex Osenbach. Alex will be responsible for ensuring that all maintenance and security is performed at Lake Entiat the way the board has directed him to do it. If you need assistance, or have any questions, Alex can be reached at (509) 687-9511, or by writing to him at HUICO, INC. P.O.Box 426, Manson, Wa. 98831.

The three people mentioned above are all professionals. You can expect that they will be courteous and friendly in every aspect of their actions. Greg and Bob will report to, and only to, Alex. Any requests for their services, or complaints must be coordinated through Alex.

Restrictive Covenants

As we continue to grow, we continue to have problems with members not knowing about, or ignoring, the Restrictive Covenants. One of the things we will benefit from, by having Alex and his staff onsite, is that they will be held responsible for reporting any building, or water hookups that are occurring at Lake Entiat. Alex and his staff will be held accountable for ensuring that the Covenants are followed.

The board has modified the process for approving plans, if you are going to be building in the future. Building plans must be approved by the Buildings and Covenants Committee prior to beginning construction. Two sets of plans should be mailed to the following address in order to obtain the necessary approvals:

Don Newman
19711 Scriver Lake Road
Lynnwood, Washington 98036

One set of your plans will be reviewed and returned to you with written approval, or required changes, within thirty days. The other set of plans will be maintained by the association. Remember that hooking up to the water system is part of the building process, and must be arranged and approved by Don Newman before it can be done. If you need a copy of the Restrictive covenants, contact Don, or Alex Osenbach, for a copy.

One of the issues that has been ongoing for the past year is the issue of a height restriction covenant that was submitted to members. We are pleased to announce that the change was passed, and we will be filing it with the appropriate legal source this month. All members will be mailed a copy of this change as soon as it is filed. One requirement of this change is that the association must inventory each lot to determine what is on each lot, in terms of building, trees, etc.

Security

The Board, at its January 20, 1988 meeting, agreed on an identification system to help us insure that the Community Property is used only by owners in good standing. The system, in order to work, will need cooperation and assistance from each of us. After you have paid your 1988 dues, you will be mailed 10 pin tags, four blue (member) tags, and six red (guest) tags. We ask that you insure that a tag is worn by each member of your party while on Community Property. Anyone not wearing a tag will be asked to leave by our Security person, Greg Nord. Because Greg will not be able to be everywhere all the time, each of us will be responsible for asking people without a tag to go and get their tag. This process will be implemented beginning May 1, 1988.

Another advantage of the tag system is that each tag has an individual number which will be assigned to each lot owner. This enables us to identify adults, children, and guests, who have infringed on others' rights.

Note: Tags will initially only be sent to Washington State residents. This is primarily a cost savings decision. Any member who lives outside of Washington State, that will need tags, can contact Jay Cooley, Treasurer, at (206) 542-5856, or write to him at 17717 Densmore Ave. N., Seattle, Washington. If you need extra tags for a given weekend, contact Jay Cooley, and arrangements will be made for you to pick them up from Greg Nord at Lake Entiat. These extra tags must be returned at the end of your visit so that other members may use them as they need.

Each of the items listed above will be dealt with in more depth at the Memorial Day meeting. Please plan on attending that meeting.

As in the past, the Board welcomes your comments. Feel free to contact any of us. We look forward to seeing you at the Memorial Day meeting.

Sincerely,

Board of Directors,
Lake Entiat Lodge Associated