

# BLUE RIDGE BULLETIN

BLUERIDGE JANUARY 2012



## contacts 2011

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HAPPY NEW YEAR!!

## PRESIDENT'S REPORT saradorland

Well we are just a few weeks away from saying goodbye to 2011 and welcome 2012. As we enter 2012 I am pleased to announce at the December board meeting the Board voted to keep our dues for the upcoming operating year steady, holding at the level we have been for the past 2 years. You should receive your dues notice by mail before the end of the year – if you do not see it by then please contact our business manager Angela DeWolf at [blueridgeclub@gmail.com](mailto:blueridgeclub@gmail.com) or (206) 784-3868 extension 114.

Each year the board looks to balance our needs for future investment and our ability to generate additional revenues versus adding to our dues base. This year we were once again successful in increasing our revenue base from rentals and the pool which has helped us meet our needs without an increase to resident dues. While we have been doing well in generating substantial revenue from our operations, our ability to continue to increase revenues at this pace will be limited without additional change.

We have some large ticket items on the horizon scheduled for replacement, as they have reached the end of their useful life. With the amount of investment needed, the board will be paying even closer attention our ability to replenish our reserves and maintain them at a level sufficient to manage these expenses in a reasonable fashion. One way for us to proceed will be to look to smaller replacement items as operational versus capital expenditures – meaning we will look to fund these items from our operating budgets versus reserves. We have done this with a few smaller items over the years – the primary funding from operations and secondary funding from reserves. A good example would be our security upgrade at the clubhouse 2 years ago – the funding for this project came from operations, not our reserves.

As we enter 2012 we have two projects we are looking to fund from operations – a replacement pool fence and an upgraded filtration system. At the 2012 Annual Meeting the board will be proposing to the community a nominal, one-time special assessment to pay for these much needed items. Based on the community survey completed a year ago, the board has considered the feedback that most residents preferred to pay small assessments towards investments in the community versus increases in annual dues which appear more permanent. While the assessment will be the primary funding for these projects – any additional funds beyond our preliminary estimates will come from reserves.

# LEGAL REPORT

tompors

At December's meeting we discussed the pending issue concerning bylaw amendments relating to more than one Blue Ridge community membership for owners who are renting their homes. We have received many written comments from Blue Ridge members regarding this matter, most of them opposed to allowing more than one membership per property, while several former board members have expressed their approval of the concept. The board decided to appoint a task force to review the comments and make a recommendation to the board, which could result in no change to the current policy of one membership per property, or a proposal for a bylaw amendment to allow a second membership under limited circumstances. Board member Steve Smallock will organize and manage the task force and appoint four volunteers from the community with diverse views on the subject.

The board also approved a motion to retain new outside legal counsel to represent Blue Ridge relating to architectural review and mutual easement enforcement issues. Peter Eglick and the firm of Eglick Kiker Whited PLLC is replacing Terry Leahy as outside counsel.

It has been an honor to serve the residents/members of Blue Ridge for the last two-plus years as your Legal Chair and Vice President. Because Elena and I have decided that now is the right time for us to sell our home in Blue Ridge, I am resigning my positions on the board and will hand over the reins as legal chair to Dan Shea. Please welcome him to the board and wish him luck.



# BUSINESS REPORT

angeladewolf

The 2012 Annual Dues Notice will be sent out on the week of December 19. If you have any questions regarding this information, please do not hesitate to call the office at 206-784-3868 or email me at [blueridgemanager@blueridgeseattle.com](mailto:blueridgemanager@blueridgeseattle.com).

Also, I will be out of the office over the holidays visiting family. However, I will be continually checking my email and will have a cell phone available for any emergencies, 206-228-0380.

I hope you all have a safe and wonderful holiday season and a blessed new year!

Happy Holidays!

Angela  
[blueridgemanager@blueridgeseattle.com](mailto:blueridgemanager@blueridgeseattle.com)



## (President's Message Continued from Page 1)

The December board meeting spent considerable time on architecture. One announcement of note for the community, Tom Pors stated he was putting his home up for sale and that we would be leaving the board as a result of that decision at the end of the December meeting. I would like to take the time to thank Tom for his years of service to the community. As our Legal chair and Vice-President Tom has done considerable work for Blue Ridge – especially in the area of the CSO project and revision to our By-laws in preparation for our remodel project. Thank you again Tom. Good luck and best wished to you and Elana – we will all miss you.

I would also like to welcome Dan Shea to the board. Dan and his wife Alison and children Caroline and Logan moved to Blue Ridge nearly 3 years ago. Dan is an attorney at Microsoft where he conducts compliance investigations for the company and its global subsidiaries. Prior to Microsoft, Dan was a senior trial attorney at GEICO Insurance for over nine years. From 2006 through 2009, Dan also served as board vice-president of a local non-profit that raised funds to build the VA Puget Sound Fisher House, a temporary home for family members of injured veterans receiving treatment at the Seattle VA hospital. We expect to appoint Dan at the January 2012 board meeting.

Finally we had an update meeting with King County with regard to the CSO project status as well as an update on the force-main project. We have included a summary of the status of the force-main project from King County later in the bulletin. As to the CSO project, the county is nearly 30% complete on their plans. In the bulletin we are providing a schedule of upcoming events as there are meetings on the horizon to update the community and to seek feedback to the County's plans. Again if you have questions about this project our community representative is Monica Van der Vieren at [monica.vandervieren@kingcounty.gov](mailto:monica.vandervieren@kingcounty.gov) or (206) 263-7301.

Happy New Year!

Sara Dorland



Photos on this page courtesy Lucas Worley-Flannell

# SECURITY REPORT

kimkommers

BLUERIDGE JANUARY 2012

Things were extremely quiet this past month.

The two beach gates have been out of commission for approximately the last 6 weeks. They were structurally damaged due to repeatedly being kicked in for illegal entry by vandals. Mike, Sara and Angie are working with Alpine Fence to redesign the gate design to prevent them from being able to be kicked open. It has taken longer to redesign and rebuild than it would have to fix the gates as is, leading to a lack of being able to secure our beach park, however in the long run, we are making the park more secure. Our goal is to have the gates back in operation no later than January.

Some watchful neighbors noticed a group of middle school aged kids vandalizing Woodbine Park by pulling the plastic bags used for cleanup by dog owners and running around the park with the long stream of plastic bags. The neighbors reprimanded the kids and stopped the vandalism. A police car patrolled the area shortly thereafter, however not in time to catch the kids in action.

Kudos to all of you who keep a close eye on our neighborhood and report suspicious activity to both the police and your security chair at [security@blueridgeseattle.com](mailto:security@blueridgeseattle.com). We all benefit from your watchfulness.

Kim Kommers

Blue Ridge Security Chair



## EVENTS COMMITTEE

tinakliman

I hope everyone had fun times this holiday season.

The Holiday Open House was a blast and as well as the Christmas Ships at the beach. As recapped by Lisa VanKampen, "Wow, everything went smoothly last night! A built a great bonfire, the wind died down and the weather was nice, even the Moon peaked through the clouds. Katherine Faubion brought some extra homemade cake to share and her daughter Ila was one of the performers aboard the Christmas ship! The cocoa and candy canes were a hit, lots of neighborhood families and friends came to enjoy the concert."

Thank you so much to everyone who helped with these events! It is always great to plan a party with your neighbors.

In looking forward to the 2012 events, I will definitely need neighbors to chair events. Give me a call or send an email if you can help [jedkliman@comcast.net](mailto:jedkliman@comcast.net).

Happy 2012!

Tina Kliman [jedkliman@comcast.net](mailto:jedkliman@comcast.net) 206.788.0304

### EVENT SCHEDULE

<b>Event:</b>	<b><u>January Movie Night</u></b>
Featuring:	Free pizza, popcorn and beverages.
Showing:	First Dog
Date/Time:	<u>Friday, January 6 at 6:30pm</u>
Location:	Blue Ridge Club
Event Lead:	Pam Moore ( <a href="mailto:pam.moore@comcast.net">pam.moore@comcast.net</a> )
NOTE:	<b>Volunteers Needed</b>

See holiday party pictures at:  
<http://gallery.me.com/cathyfarrar#100653>

Photos on this page courtesy Kai Worley-Flannell

Stay informed about the King County CSO progress!

<http://www.kingcounty.gov/environment/wtd/Construction/Seattle/BeachCSO/Basins/NorthBeach.aspx>

# ARCHITECTURE REPORT

rossmonroe

## Old Business:

### **Daniel & Anne Stoner 10324 Valmay Ave NW**

Proposal to increase the building footprint by an additional seventy-eight (78) square feet to the southwest corner of the structure and to modify the roofline to accommodate an additional sixty (60) square feet above the first floor addition.

Neighbor feedback forms were reviewed by the board and additional feedback was presented by residents to the board during the meeting. The proposal was discussed by the board and the proposal was unanimously approved by the board.

### **Keith & Patty Hamack, 10336 Valmay Ave NW**

Proposal to tear down existing structure and to build a new structure.

Neighbor feedback forms were reviewed by the board and additional feedback was presented by residents to the board during the meeting. The Hamack's requested that the board postpone further discussion until the January meeting to allow for written responses to the neighbor feedback. The board agreed to postpone the discussion until the January meeting. No additional feedback forms will be accepted by the board during this time and the story poles will remain erected.

## New Business:

### **Steve & Jann Blackburn, 10233 Richwood NW**

A proposal has been re-submitted to build a new home on the existing vacant lot.

The board has requested that story poles be modified to outline the new proposed structure. The board will visit the property and adjacent properties as requested by other Blue Ridge residents on Saturday January 7th beginning at 9:00am. Neighbor feedback forms are available on-line under the Architecture tab of [www.blueridgeseattle.com](http://www.blueridgeseattle.com).

### **Bill Bogue/Kathy Kunz, 1422 NW Norcross Way**

Proposal to add a 20'w x 9'h x 8'd 'pergola' to the back of the house in conjunction with additional landscaping.

The board has requested that story poles be installed to outline the new proposed structure. The board will visit the property and any adjacent properties as requested by other Blue Ridge residents on Saturday January 7th beginning at 9:00am. Neighbor feedback forms are available on-line under the Architecture tab of [www.blueridgeseattle.com](http://www.blueridgeseattle.com).



## CSO

### **Evaluation of the North Beach Force Main:**

King County is carrying out a project to evaluate the condition of the North Beach Force Main, installed in 1963 to convey wastewater from North Beach and Blue Ridge to the Carkeek Pump Station and Wet Weather Facility. Flows at Carkeek are conveyed to West Point Treatment Plant, or treated on site during large storms when system flows exceed capacity.

In Summer 2011, crews installed a new air relief valve and manhole to the force main pipe at the North Beach pump station, providing improved access to evaluate the pipeline. A specialized acoustic listening device (ALD) was launched at that access point and used to detect sound patterns along the pipeline. Signature patterns are associated with potential leaks or trapped air. While no leaks were found, the ALD did identify seven areas of trapped air which may lead to pipeline corrosion over time. This information allows King County to focus pipeline condition assessments to areas with the highest potential for corrosion inside the pipeline. Targeted assessments will provide a more accurate estimate of remaining service life, and reduce impacts to the sensitive nearshore environment where the pipeline is located.

King County will provide updates on plans for this work in 2012 as they are developed. Work is likely to occur during the summer in allowed "fish windows". For more information and previous reports, see <http://www.kingcounty.gov/environment/wtd/Construction/Seattle/NBeachFMmaint.aspx> or contact Monica Van der Vieren at [Monica.vandervieren@kingcounty.gov](mailto:Monica.vandervieren@kingcounty.gov) or 206-263-7301.

### **CSO Project Updates and Schedule**

- **January 25, 2012** Public meeting to update the community as to status of the project at 30% complete
- **Mar/Apr 2012** Public workshop to provide preliminary sketches for the proposed building to seek feedback and input from community.
- **Summer 2012** Public meeting to provide community with final building site plans.
- **December 2012** Final plans submitted to the Department of Ecology
- **March 2012** Bid requests for project released
- **Jul/Aug 2013** Construction to begin (Project duration: Est. 2 years)

# JANUARY TIDE TABLE

Time Zone is PST Units are feet

BLUERIDGE JANUARY 2012

	Tide		Tide		Tide		Tide	
<u>Sun 01 Jan</u>	03:35	4.9L	10:16	11.6H	17:32	2.8L		
<u>Mon 02 Jan</u>	00:11	7.9H	04:37	6.3L	10:57	11.2H	18:23	2.0L
<u>Tue 03 Jan</u>	01:58	8.7H	05:58	7.4L	11:41	10.9H	19:09	1.3L
<u>Wed 04 Jan</u>	03:09	9.6H	07:27	8.0L	12:27	10.7H	19:50	0.5L
<u>Thu 05 Jan</u>	03:57	10.4H	08:38	8.2L	13:12	10.6H	20:29	-0.1L
<u>Fri 06 Jan</u>	04:33	11.0H	09:29	8.1L	13:56	10.5H	21:06	-0.7L
<u>Sat 07 Jan</u>	05:03	11.4H	10:08	8.0L	14:38	10.6H	21:43	-1.2L
<u>Sun 08 Jan</u>	05:29	11.8H	10:42	7.7L	15:19	10.6H	22:20	-1.6L
<u>Mon 09 Jan</u>	05:53	12.0H	11:16	7.3L	16:01	10.6H	22:57	-1.7L
<u>Tue 10 Jan</u>	06:18	12.3H	11:52	6.7L	16:46	10.6H	23:36	-1.5L
<u>Wed 11 Jan</u>	06:46	12.5H	12:32	6.0L	17:34	10.4H		
<u>Thu 12 Jan</u>	00:16	-0.9L	07:17	12.7H	13:15	5.2L	18:27	10.0H
<u>Fri 13 Jan</u>	00:56	0.0L	07:49	12.8H	14:03	4.2L	19:26	9.6H
<u>Sat 14 Jan</u>	01:39	1.4L	08:24	12.8H	14:54	3.2L	20:34	9.1H
<u>Sun 15 Jan</u>	02:24	3.0L	09:02	12.7H	15:50	2.2L	21:53	8.7H
<u>Mon 16 Jan</u>	03:16	4.7L	09:44	12.5H	16:50	1.3L	23:29	8.7H
<u>Tue 17 Jan</u>	04:20	6.3L	10:32	12.2H	17:52	0.3L		
<u>Wed 18 Jan</u>	01:21	9.4H	05:44	7.5L	11:27	11.8H	18:53	-0.5L
<u>Thu 19 Jan</u>	02:48	10.3H	07:17	8.0L	12:27	11.6H	19:49	-1.2L
<u>Fri 20 Jan</u>	03:45	11.2H	08:36	7.9L	13:27	11.4H	20:41	-1.8L
<u>Sat 21 Jan</u>	04:30	11.9H	09:37	7.4L	14:24	11.3H	21:29	-2.0L
<u>Sun 22 Jan</u>	05:07	12.3H	10:27	6.8L	15:19	11.2H	22:13	-1.9L
<u>Mon 23 Jan</u>	05:40	12.5H	11:12	6.2L	16:10	10.9H	22:55	-1.4L
<u>Tue 24 Jan</u>	06:09	12.5H	11:54	5.6L	17:01	10.6H	23:35	-0.7L
<u>Wed 25 Jan</u>	06:37	12.5H	12:35	4.9L	17:50	10.2H		
<u>Thu 26 Jan</u>	00:14	0.2L	07:06	12.5H	13:16	4.3L	18:41	9.7H
<u>Fri 27 Jan</u>	00:53	1.4L	07:35	12.3H	13:57	3.7L	19:35	9.2H
<u>Sat 28 Jan</u>	01:31	2.8L	08:06	12.1H	14:40	3.2L	20:33	8.8H
<u>Sun 29 Jan</u>	02:10	4.2L	08:39	11.7H	15:26	2.8L	21:42	8.4H
<u>Mon 30 Jan</u>	02:54	5.6L	09:16	11.3H	16:17	2.4L	23:11	8.4H
<u>Tue 31 Jan</u>	03:48	6.9L	09:58	10.8H	17:12	2.0L		

## CALENDAR

- \* 1.6 Movie Night - Clubhouse
- \* 1.9 January Board Meeting
- \* 1.25 CSO Public meeting - North Beach Elementary cafeteria

Newsletter Feedback & Photo submissions  
please contact:  
**Bulletin Editor:** [bulletineditor@blueridgesseattle.com](mailto:bulletineditor@blueridgesseattle.com)

## BLUE RIDGE CLUB

10040 15th Ave NW  
Seattle, WA 98177  
(206)784.3868

**Please note:**  
Board Meetings are at the clubhouse unless otherwise noted.

★ **Taj Yoga offers community friendly yoga classes**, introductory through professional levels in the Old Crown Hill Elementary School Building. See us at [Tajyoga.com](http://Tajyoga.com), or email at [info@tajyoga.com](mailto:info@tajyoga.com). 206.782.9642.

★ **THREE IN ONE!** Home sitter / pet lover / garden care. Experienced, References. Shorter / Long term Sarah (206) 779-2180. Thank you.

★ **Dog Sitting and Walking.** Relax. Your doggie is well cared for. Experienced, references, reasonable. Mary Ann 206-783-6724.

★ **House Watcher.** I check thermostats, call for fuel deliveries, cover outside water faucets, pick up flyers and do odd jobs you request while you are away. Experienced. 206-783-6724

★ **Morning Glory Home Organizing:** "Make Room In Your Life For What Matters" Free consultations. Call Janet @ 206-498-9413

★ **Voice and Piano Instruction:** Children-Adults / Beginners to Professionals. Emilie Berne: pianist, composer-arranger, voice teacher and music director, with over thirty years of professional experience in Seattle and San Francisco. Piano instruction in classical/popular styles. Voice instruction in jazz, musical theatre and cabaret styles. Private studio in Crown Hill. 206-784-8008.

★ **Remodel – Repair** "We do it all" Dan Lien, a Blue Ridge native, Fine Workmanship, Competitive Prices". Call Dan@ 206-227-0476 Since 1985 #DVLLOVL911J7

★ **REAL ESTATE** Thinking about Buying or Selling? Contact the neighborhood specialist and residents **David and Nadine Malmgren** of Lake and Company Real Estate. David Malmgren 206 419-1130 or Nadine Malmgren 206 419-8984 [nadine@lakere.com](mailto:nadine@lakere.com)

★ **Yoga at the Blue Ridge Clubhouse** Tuesdays and Thursdays 9-10:15 AM. Instructor - Barb Hutchins. I teach a form, or lineage, of yoga called Viniyoga. The emphasis is on combining breath with movement, stretching and strengthening and adaptability to all body types. Cost - \$10 per class for Blue Ridge residents/ \$12 per class for guests of Blue Ridge.

Who can come? Anyone - All levels and beginners are welcome. Bring a yoga mat and yourself in comfortable clothing. If you have any questions please call me -Barb- at 206-789-9220 or email me at [2whippetts@comcast.net](mailto:2whippetts@comcast.net)

★ **World's most elegant estate jewelry salon!** Platinum, diamonds, art nouveau, art deco, retro. Specializing in antique engagement rings. Alana: Antique & Estate Jewelry, Northgate Mall [alanajewelry.com](http://alanajewelry.com)

★ **Is your student college bound?** Club Z! In-Home Tutoring provides one-on-one SAT and ACT tutoring on your schedule. Blue Ridge families get \$100 off our 30-hour program. Contact Elaine Cozart for details at 206.331.3781.

★ **Tom and Elena Pors are getting ready to put their Blue Ridge home on the market!** We are offering the opportunity to friends and neighbors before we list it with an agent. Designed for family and entertaining, romance and relaxation, our home feels like a destination resort. 4+ bedrooms on two levels, 2-3/4 baths, home office overlooking a Zen garden, 2 large recreation rooms, sauna, exercise room, sewing room, lots of storage and 2-car garage with extra spaces for guest parking. The new master suite has cathedral ceilings with views to Puget Sound and Olympic Mountains and includes a custom walk-in dressing room with wall-to-wall modern closets. The master bathroom has custom cement tiles and sinks and large soaking tub. A gourmet kitchen overlooks the gardens and is open to the dining area and living room, with sweeping sunset views. Fully remodeled with European style, premier quality construction and open spaces full of light. The expansive private gardens include a black bottom swimming pool large enough for lap swimming, decks and patios overlooking the sunsets, and trellises with climbing roses, grape vines and custom made garden ornaments. Viewing by appointment only. 10019 Radford Ave. Contact Tom or Elena Pors. 206-325-7016 or 206-618-7352.

Law Offices of  
**David S. Roth**  
Personal Injury Lawyer  
[www.rothlegal.com](http://www.rothlegal.com)  
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