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being considered are a weekly calendar of scheduled Beach Club events and the ability to poll or survey the membership on topics where the association would like more input.

Improving LMC's ability and methods of communicating with the membership is of high importance to your association leaders. As the redesign of the website progresses, we will be keeping members apprised of our progress. If you have questions or comments about this article or the work that is ongoing at the Beach Club, I can be reached at 437-9201 or beachclub@olympus.net.

Drainage District Confronts Greenbelt Problem

by Nan Smith and Larry Nobles, Guest Writers

The regularly scheduled meeting of the Port Ludlow Drainage District (PLDD) on May 10 drew an audience of approximately 100 North Bay residents to hear Commissioners Dwayne Wilcox, Dick Regan and Walter Cairns discuss the Rainier to Oak Bay drainage project. At issue is the construction of a waterway through the greenbelt between Swansonville Road and Walker Way from Rainier Lane down to Oak Bay Road to alleviate flooding on Cascade Lane and Goliah Lane.

The project involves removal of 110 large trees, construction of a drainage canal 20 feet wide with a round bottom and sloping rock-lined sides, which will wind through the greenbelt for approximately a quarter of a mile. Six bids, ranging from \$259,000 to nearly \$600,000, have been received. If the project is approved as bid, the estimated addition to the average owner's property tax bill each year for the next 20 years is about \$17 per year.

Several problems have come to light. The Commission has failed to comply with Chapter 85.06.660 of the RCW wherein a declaratory resolution must be passed and the resolution and a notice of hearing must be posted "in three public places in such district at least ten days before the date of the hearing, hold a public hearing, and pass a final resolution approving the project." Some property owners are concerned about the impact on the popular and scenic Rainier Loop trail and about privacy issues. Others question whether the plan will solve the water problem for the waterfront properties.

After much discussion and resident input, the Commission agreed that it will either e-mail or mail information on the proposed project to all North Bay property owners so that everyone has a clear understanding of the scope, environmental ramifications and costs of what is

proposed. Blocking the project will require at least 40 percent of the drainage district acreage to submit letters of opposition to the project.

The Commission will hold an informational meeting on **Tuesday, June 5** at 7:00 p.m. at the Beach Club. Written protests, questions, and alternative solutions will be discussed at that time. The Final Public Hearing will be held on **Thursday, June 14** at 10:00 a.m. at the Beach Club. At that hearing "the board shall give full consideration to the project and all protests filed" and may make a final decision to proceed, modify, delay or abandon the project.

RCW 85.60.660 states "If protests are filed before said hearing by owners of more than forty percent of the property in said district, the board shall not have the power to make the proposed improvement nor again initiate the same for one year." Written letters of protest must clearly state the basis of the protest and must include the property owners name and address, along with the Assessor's lot number. Send letters to Port Ludlow Drainage District, P. O. Box 65261, Port Ludlow, WA 98365.

Drainage: The Other View

by Bruce Van Buren, Guest Writer

The drainage problem discussed in the Port Ludlow Drainage District (PLDD) meeting in May is real for the residents living by the water. This is a project that has been in the works for over 10 years and is the last major construction project for the PLDD. Other major projects solved the flooding on Montgomery and drainage work to prevent the bluff along the bay from sliding. These projects cost over \$300,000 and, if adjusted for inflation, would be more.

While there will be an impact to the trail as with any construction project, the engineers have made every effort to keep this as natural a wooded area as possible including new plantings to the disturbed areas and foot bridges added to the trail. The result was not just a 20-foot "canal" lined with rock. Nobody wants that.

The addition of about \$17 per year to the drainage district's portion of the average owner's property tax bill each year for the next 20 years is a half-truth. While the assessment to cover cost of this project is approximately \$17, it was stated at the meeting that the present budget can absorb this with no increase in the assessment to property owners. Furthermore, the PLDD feels confident the current assessment will actually decrease in a few years as it turns its' attention to maintenance and not new construction.

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Several people wanted the hearing tabled for 90 days. We believe this would have caused bids to be thrown out and the project would have to go out for bids again. My personal experience with bids would mean this project could cost lot owners more. An improved drainage ditch is a sensible solution proposed by experienced engineers.

The "downhill" property owners encourage other residents to become informed about drainage problems in North Bay and attend the scheduled meetings. We are confident that the board shall consider the merits of the project and its impact on concerned property owners.

North Bay Garage Sale

The North Bay Lot Owners Association (NBLOA) is sponsoring a Garage Sale on **Saturday, June 2**, from 9:00 a.m. to 3:00 p.m. at the Bay View Room of the Beach Club. North Bay residents received information online in May via the North Bay Bulletin, and others may have seen the garage sale posters at the Beach Club and Bay Club. Everyone is welcome; a good home is waiting for those loved items that will provide value to someone else. For more information, call Jamie Bima at 437-9335.

June Yard Waste Pickup

The North Bay Lot Owners Association (NBLOA) has scheduled a residential yard waste pickup for **Saturday, June 9**. Place yard waste into composting bags ready for pickup curbside by 9:00 a.m. These bags are available at any hardware store or may be picked up free at the Beach Club, but our supplies are limited. Bags available at the Beach Club were purchased with NBLOA funds; additional donations are welcome! Branches can be bundled, tied with string and do not require bagging. Volunteers with pickup trucks, trailers or just muscles and a cheerful attitude are needed. Meet a little before 9:00 a.m. at the Bridge Deck for instructions. ☼

North Bay Beach Concert

The North Bay Lot Owners Association (NBLOA) is sponsoring a summer concert on **Friday, June 22**, from 6:00 to 8:00 p.m. on the Beach Club lawn. To offset the cost of the band, we will have jumbo dogs with chips and drinks for \$5 per person. Bring your own beach blanket, lawn chairs and other food and beverages. Everyone is welcome. Connect with your neighbors and enjoy our glorious views. For more concert dates contact Bryan Diehl at 437-0602.

NBLOA Annual Family Picnic

The North Bay Lot Owner's Association (NBLOA) is sponsoring the Annual Family Picnic on **Sunday, June 24**, from noon to 4:00 p.m. at Kehele Park. It is an opportunity to meet your neighbors and enjoy the park, a benefit of our Ludlow Maintenance Commission (LMC) membership. The NBLOA is providing burgers and hot dogs; everything else is potluck. Bring salads, baked beans, desserts, beverages to be shared and yourselves. There will be pickleball, croquet, basketball, tennis and many other fun activities. Kids of all ages are welcome and the event will go on rain or shine. For more information, call Bryan or Piper Diehl at 437-0602. ☼

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