



Innis Arden Bulletin

INNIS ARDEN CLUB, INC. P.O. BOX 77738 SEATTLE, WA 98177-0738 April, 2006

On the Web at: www.innisarden.com

Board Members

President-Mike Jacobs

Vice President-David Fosmire

Secretary-Al Wagar

Treasurer-R.L. Smith

Activities-Tracy Landboe

Building and Remodel-

Robert Allen

Clubhouse-Harley O'Neil

Grounds-Brian Dodd

Reserves-Maggie Taber

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April Activities Announcements



Another fabulous Wine Tasting Event!!!

This year's event was a huge success with at least 90 people attending. Everyone had a great time tasting 40 wines selected by Edmonds QFC and sampling delicious appetizers by 'Your Table is Ready'. Many thanks to all who helped make this happen: Jan Holbrook and Jeri Jacobsen for hosting; Sheri Miller for beautiful floral arrangements; Eva Sledziewski for her delicious dessert; Maggie Tabor, Tracey Landboe, Shelley Brodersen, Jane Blaylock, and Sandy Heintzman for help with set up and clean up. We are looking forward to next year's event!

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**Agenda for the May 9, 2006
7:00 PM Board Meeting**

1. Approve minutes
2. Committee Reports
 - A. Treasurer
 - B. President/Vice President
 - C. Secretary
 - D. Building and Remodels —

Mike and Chris Joy, 17768 13th NW, enclosing existing covered patio.
Kang Gao, 925 Richmond Beach Road, is applying for a critical area use permit from the City of Shoreline.
Kevin and Claire Reuter, 811 NW 175th, are preparing their application for a second story.

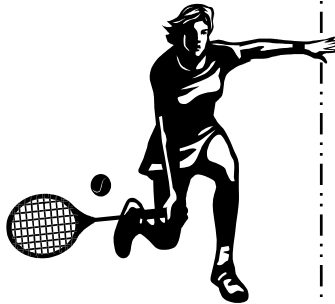
- E. Activities
- F. Grounds
- G. Clubhouse
- H. Reserves
3. Board Agenda
 - Eagle Reserve Pruning Request
4. Community Comments
5. Adjourn

Clean Sweep

The Shoreline Clean Sweep event is Saturday May 13, 9AM to 3PM. Details on the City's website:
<http://cityofshoreline.com/>

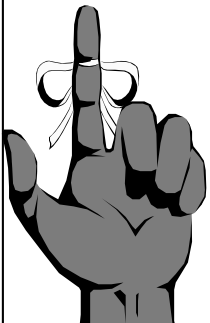
Women's Summer Tennis

Come join us for tennis and fun each Wednesday morning, 8:30-10:00, beginning June 28th at the Innis Arden courts. For more information, call Jane Blaylock-542-2260.



Reminder

If you plan on changing or adding any structure on your property (deck, garden shed, patio, remodel/addition) contact the Building and Remodels chair Robert Allen at 542-3219. This is your responsibility and obligation as a member of a covenanted community!



Do you have any new neighbors?

If so, please contact the Hospitality Committee so they can deliver a welcome packet. The hospitality committee is:

**Jan Holbrook 546-3524
Jeri Jacobsen 542-7373
Shelley Watson 542-4369**

Blockwatch Reminder

Please report criminal activity to police at 911 (emergency) or 296-3311 (non-emergency) as well as to your Blockwatch captain.

- Innis Arden I—Brian Branagan 546-6773
bbranagan@yahoo.com
- Innis Arden II—Shelley Watson 542-4369
shell.watson@comcast.net
- Innis Arden III—Judy Allen
542-3219
allenjnb@yahoo.com

If you don't know what Innis Arden subdivision you live in, refer to the address label of this Bulletin. In the upper left corner, subdivision, block and lot numbers are printed.

Proposed Pruning in Eagle Reserve

A group of residents wish to prune according to City code requirements 25% of approximately 15 trees in Eagle Reserve near the Shafer residence at 18401 17th Ave NW. Mr. Shafer has agreed to prune trees on his property for view restoration and the trees in Eagle Reserve would need to be pruned also. These trees affect views of the Sound and mountains from 18237 and 18241 14th Ave NW and 18270, 18260, 18240, 18220, and 18136 Springdale Court NW and 1400 and 1416 Springdale Place NW. The pruning request will be discussed further at the May Board meeting.

Playfield to be renovated

The Playfield will be closed for 4-5 weeks beginning the 3rd week of April. It will be thatched, top dressed, and seeded.



(Continued from page 1)

Easter Egg Scramble

The annual Easter Egg Scramble was held on Sunday April 9th. Approximately 40 kids searched for Easter eggs and even though they were rained on a bit - a great time was had by all! Many thanks to Julie Forster and Sherree Friend for chairing the event and to Chuck Meyer for helping with set up.

The next Activities Meeting will be held on May 1st - 7:00p.m. at the Clubhouse.



Innis Arden Board Meeting April 11, 2006

Present: Bob Allen, Brian Dodd, Dave Fosmire, Mike Jacobs, Tracy Landboe, Harley O'Neil, R.L. Smith, Maggie Taber, Al Wagar. Approximately 25 other community members present.

Meeting called to order: 7:06

A presentation concerning on the Hidden Lake pump station and sewer improvement project was given by Jennifer Kaufman and others from King County Wastewater Treatment Division. Construction is scheduled to start in June and continue for two and a half years, in phases so that entire project is not active at any one time. As part of the project, a 4-foot wide asphalt shoulder will be provided on the north and east sides of affected streets (14th & 15th NW, NEW 188th and NW 19th but not along 10th NW). Because residents can expect noise, dust, and some interruption of utility services, considerable effort is being put into community relations. Current contact is Ms. Kauffman, (206) 263-6029.

Regular Board business started: 7:45

Approved minutes March 14, 2006, 9-0

Committee Reports

Treasurer - R.L. Smith

Innis Arden, Inc. Accounts as of 31 March 2006

| | |
|-----------------------------|-----------------|
| • WA MU Checking | |
| | \$15,721.19 |
| • WA MU Savings | 91,200.16 |
| • Wells Fargo CD | 54,238.01 |
| • Wells Fargo Club Rental | 6,330.89 |
| Shoreline Bank/Club Remodel | <u>1,001.32</u> |
| Total | \$168,491.57 |

President - Mike Jacobs

Suit by Cottingham et al. - Plaintiffs moved for a protective order, which was denied, and were ordered to answer the Club's discovery request by April 13. Plaintiffs moved for class-action certification but withdrew the motion when Club objected.

Maddox suit - Is in discovery phase and we anticipate that various motions will be filed soon.

Carlson suit - Was filed in February, challenging tree height amendment as well as Judge Ellington's decision that the amendment applies across Innis Arden's subdivisions. The Carlson motion for a preliminary injunction, was denied by Judge Mertel. Mr. Eglick sent a letter to Mr. Carlson on April 7th advising that his lawsuit was frivolous, ignored settled case law, and has been filed for an improper purpose. Mr. Eglick requested that Mr. Carlson dismiss his lawsuit and if he chooses not to do so, the Club will pursue sanctions including its attorney's

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fees. Club has spent about \$28,000 in legal fees on this case and we are waiting to hear whether our insurance will cover these costs. The Club has every intention of recouping its legal fees from Mr. Carlson.

Mike is drafting a "loser pays" amendment to the covenants. It would discourage frivolous lawsuits by requiring anyone who sues the Club and does not prevail to reimburse the Club for its legal expenses.

The Board will meet in executive session to discuss these issues.

Vice President - Dave Fosmire

The Board held the monthly compliance hearing on April 4, 2006.

Steele/Howard v Dragoy - The Board concluded the hearing, deliberated, and decided 6-0 that the Dragoy trees are out of compliance with the tree-height amendment.

Tronson - over 30 days have passed since Mr. Tronson was served with a prior hearing decision that his property is in violation of Covenant 10, noxious use of property and also Covenant 9 Refuse Disposal, Storage of material. Notice will be sent that fines start April 4.

Mr. Hoffman and Mrs. Meln, have not brought their trees into compliance within the required 30 days, and the Board will need to discuss whether to levy fines. Board has received a letter from Mr. Hoffman seeking clarification and claiming Board's "request" has no force or meaning.. The Board discussed its decision and Mr. Hoffman's letter. Board President Mr. Mike Jacobs will respond to the letter, and the matter will be handled at next Board meeting. Fines could be retroactive.

Mr. Carlson, representing Mrs. Meln, said that, since the arbitrator's decision, she has had 12 trees removed and 6 topped, and is in compliance. He also said, if there's any question about compliance, it should go back to the arbitrator. Mr. Hollinrake said he has no objection to this. Board will discuss issue further in executive session.

Dave raised issue of whether there should be "fine caps" that set limits depending on the infraction, with liens filed when limits are reached, moving the compliance process forward. This will be discussed in executive session.

Smit v Flick - There has been a SEPA hearing, but Dr. Flick needs a permit from the City and has until April 15 to show the Board that he has completed the application.

Remodels - Bob Allen

Sue Potteiger, 1541 NW 167th, application approved 9-0. Adding two gables and boxing existing chimneys.

Mike and Chris Joy, 17768 13th NW, enclosing existing covered patio. Will present at next Board meeting.

Kang Gao, 925 Richmond Beach Road, is applying for a critical area use permit from the City of Shoreline. Another public meeting will be held. Matt Torpey is the contact planner for the City.

Kevin and Claire Reuter, 811 NW 175th, are preparing their application for a second story.

Reserves - Maggie Taber

Work parties were held March 18 and 19, and April 2. Thanks to all who helped. Work was done in Bear, Grouse, Running Water, and Blue Heron Reserves with over 150 plants/trees planted as well as many mushroom spore plugs installed in downed wood to help break it down and provide edible mushrooms (Pearl Oyster, Shitake, Lion's Mane, Conifer Coral) . Please don't remove the orange tags on new plants, many of which are small and could get trampled. Tags also identify the species planted. Additional work parties are planned.

Nancy Rust again announced that ARM is sponsoring an Ivy Out work party in Boeing Creek Reserve on April 22nd from 10:00 to 1:00.

Grounds - Brian Dodd

Proposed to have Greenridge Landscape thatch, top-

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dress, seed, and install temporary protective fencing for our entire playground turf areas, at a cost of \$15,043.59.. This does not include improvements to sprinkler system discussed previously, since most sprinkler heads need replacing and the controller updated to include a rain sensor in order to significantly save water, running cost well above what was estimated and is on a different bid.

After discussion of what we would get for the price and whether we needed additional bids, expenditure was approved 8-0-1

Community needs to be alerted that all grassed areas at the playfield will be closed for about 4 - 5 weeks after reseeding.

Activities - Tracy Landboe



We had a great Easter egg hunt thanks to Julie Forster and Sherree Friend, with 30-40 kids in three age groups gathering up hundreds of Easter eggs.

Tennis team sign-up is coming up. Information will be in the next Bulletin. Contact Kerry Ramsey

(533-0888) for sign-up. Laura Decker, Susan Leonhardi and Kerry Ramsey have volunteered to help run the tennis program this year. If you have children or grandchildren wanting to learn to play tennis, sign them up. We'll have the same great coach as last year.

The Wine tasting held on March 24th had a good showing, with approximately 100 people sampling wines from around the world.

The Activities Committee is donating \$1000.00 to Teen Hope, a Shoreline charity that helps homeless teenagers that are having problems. The donation will be given sometime this spring.

Clubhouse - Harley O'Neil

Income for March was \$2210 and expenses were \$103.78 , with the Clubhouse used for the Rummage Sale, four parties, and the Wine Tasting.

Harley has suggested renting by the hour, perhaps permitting more than one group to use Clubhouse on same date. He would like to see the Clubhouse used by more community members. Beyond comments at the March meeting raising concern that hourly rental would interfere with set-up schedules, only one additional comment was received, urging no changes. Questions were raised about cleaning between events schedule the same day as well as damage issues.

Secretary - Al Wagar

No report.

New Business

Mike Jacobs recommended that the Club start a legal defense fund as a rainy day fund to cover the possibility that it might run out of money.

Judy Allen made point that costs should be spread equally among all shareholders rather than unevenly through voluntary contributions.

Meeting adjourned: 9:00

INNIS ARDEN CLUB
P.O. Box 77738
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COMING EVENTS

Activities Meeting
May 1, 7:00 PM
Board Meeting
May 9, 7:00 PM
Both at the Clubhouse

**Deadline for May Bulletin—
May 14th**

Community Notices

(no anonymous items)
Carol Solle, 542-4978
csolle@earthlink.net
17061 12th Avenue N.W.

Remodels—Robert Allen 542-3219

We're on the Web!
www.innisarden.com

>>>IMPORTANT NOTICE<<<
The playfield will be closed for the next 5 weeks while it is being renovated. It will be thatched, top dressed, and seeded.

Directory Corrections
Please call or email the directory editor (542-4978, csolle@earthlink.net) with directory corrections. They will be published in the Bulletin.
Hamm phone number should be 542-7653

Home Values Increase Faster in HOAs
Recent research conducted in Northern Virginia by a professor and student at George Mason University indicates that community associations can add a 5-6 percent increase in property values over similar homes in nearby non-association communities.
Writing in [Regulation](#) magazine, the authors say that the increase in home value attributed to community associations is "especially remarkable when one considers that (HOA) residents pay twice for many local services—once in taxes and then again in HOA fees."
The authors also pose valid questions, such as: Do community associations increase home values because they offer better-quality services than local government or because they offer services that local governments cannot offer (like more restrictive zoning)?