

VIEWS

THE OFFICIAL PUBLICATION OF THE LACAMAS SHORES HOMEOWNERS ASSOCIATION

APRIL/MAY 2010

What Happened to the Boat Dock???

by Steve Marrinan, LS HOA Board

If you have been down by the dock area, you have probably noticed that the dock is missing. No, there were no dock vandals selling the wood for profit. It has not been removed as a set for the next Pirates of the Caribbean movie. Nor has Willie Lasater been seen using one as a surfboard towed behind his boat. Although I've seen him surf on worse.

The old dock was approximately 18 years old and in various states of disrepair. Dry rot and cracking was identified on the perimeter of the dock and was highlighted throughout the substructure during demolition.

The majority of the floats were failing causing the docks to sink and list to one side. It also appeared that someone had banged into one dock and broken the frame on the end cap. Questionable engineering/construction issues were uncovered during demolition. We are lucky the dock lasted as long as it did. The dock was finally closed at the end on the season due to safety concerns.

The dock has been commissioned for replacement. Our reserve fund was set up for such projects and the dock was targeted for replacement two years ago. However, the board felt it was necessary to conduct the due diligence to source a sustainable product built by a sustainable and reputable contractor. Several dock systems contractors were evaluated and Precision Marine, owned by Dirk Swanson, was unanimously selected.

The materials used in the project have warranties that span 15 and 25 years. Precision Marine has also warranted their work and will inspect the structure

twice a year for 6 years. The other competitors would only warranty their work for one year!

As mentioned earlier, demolition of the docks is complete. Precision Marine is slightly ahead of schedule with completion slated for the end of May.

If you have time during the week, stop by the basketball area, meet Dirk and review the process/progress.



The current state of the boat dock. Be sure to check back in June.

Are you signed up for the Neighborhood Watch Program? Page 3 for details



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Publication Guidelines

VIEWS is the official publication of the Lacamas Shores Homeowners Association and is published 6 times a year. We welcome suggestions and submissions from homeowners on neighborhood news or topics of interest. Articles should be submitted via email and may be edited. Contact the editors or board members if you have questions or comments.

**Deadline for June/July Issue:
May 15, 2010**

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Boat Parking Stickers:

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Camas Requires BackFlow Testing

Each year, the City of Camas requires that all residents have a certified irrigation backflow test. Washington State Law (WAC 246-290-490) requires annual testing of backflow prevention assemblies. This testing is performed by a Washington State Certified Backflow Tester. The purpose of this test is to determine if your step septic system is performing correctly to avoid contamination of the water that flows into your home. The City of Camas sends out notices in April advising you of when to have your test done.

A reduced rate per house is available for Lacamas Shores homeowners from The Grounds Keeper. If you are interested in taking advantage of this group discount, contact them to schedule your test. The discount rate is available only if you call before April 16th. In order for the companies to offer this reduced rate, they need to a group of homes at a time. When scheduling your appointment, please state that you live in Lacamas Shores and would like to receive the group discount.

The Grounds Keeper
576.4119 Phone
571.0999 Fax
email: todd@thegroundkeeper.com
Rate: \$25.00

Discount given ONLY if Backflow is scheduled before April 16th

Please note that you can call and schedule your testing even before you receive the letter from the City. A list of other state certified backflow testers is available on

Welcome to the new HOA Officers

The new Board of Directors was elected at the annual Homeowner’s meeting on February 12, 2010. Welcome to the new Officers.

President	Richard Arnold
Vice President	Gerry Vincent
Secretary	Mary Ann Middleton
Treasurer	Richard Arnold (temporary)
At Large	Dave Patterson
	Jeff Nelson
	Steve Marrinan
	Kathi Rota

New Residents Contact Association

Do you have a new neighbor? If so, please ask them to contact Mary Ann Middleton at 833.1454 or email: secretary@lacamasshores.org so we can make sure they are included in the Lacamas Shores Directory. Also, if anyone has address or phone number changes, please contact Mary Ann to update your information. This information is required for the neighborhood directory and newsletter mailing list.

If you are new to the neighborhood and would like to receive the “Lacamas Shores Welcome” please call Rita Haller at 834.4214. It is best to call when you first move in to get useful information and materials, plus a welcome gift. Local area information is also available on the Lacamas Shores web site, www.lacamasshores.org.

Contact Cindi Marrinan at 833.2209 or email: MarrinanC@aol.com to obtain your Boat Launch “Gate Card” and bathroom key. Call Rob Bernardi at 834.4361 to get a Boat Trailer Parking Sticker which is required for parking in the boat launch area. To reserve the common area, contact Catherine Arnold, 834.1710 or email editor@lacamasshores.org.

Mailbox Vandalism is on the rise in Camas

Although Lacamas Shores has not been hit yet in this round of robberies, our mailboxes are easy to break into and it has happened before. The last occasion of local vandalism was about 3 years ago. The folks who do it are looking for mail deposits going out, and financial statements coming in. They are looking to cash your checks and steal your identity so when they bust open a local mail box, it is serious trouble for us all.

Here are a few tips that will help protect the valuable information in your mailbox every day.

- Mail your letters with checks or personal information in the morning before the mail pick up and remove your mail from the mailboxes before nightfall every day.
- Be sure to stop mail delivery when you are out of town or consider an alternative if you travel frequently. Have someone pick up the mail for you or rent a mailbox at the post office or mailing shop.
- Know your neighbors and who shares the mailbox with you. If you see a stranger loitering or circling the neighborhood, contact the police at 911.

Remember that an identity thief needs only one piece of mail with personal information to destroy your credit rating and make your life miserable.

The vote to waive the external Audit Camas Meadows Monday April 5th at 7:00 PM

State law requires all HOA's to have their financial records audited by an external accounting firm once every year. Seems fair enough, but for 2 things:

1. Our records are few. Checking, , savings, payroll, etc
2. The audit cost is large.

The state laws seem to be written for big apartment complexes and condos, not for small HOA's like us. But the law is the law and we are covered by that law. The state law does allow us to use a member or committee of association members to perform the audit if 1/3 of the association membership agree.

After the annual meeting we counted the votes that were mailed in or completed at the meeting. We had 72 votes collected at the annual meeting. A quorum for this issue is 34% of 254 members, or... 85. So we need 13 more votes. It seems worthwhile to try and collect the extra votes to avoid the extra cost (we had bids that ranged from \$1,500 to \$13,000).

The CC&R's Article 4.6 allow us to collect more ballots for 60 days from the original meeting, which was Feb 12. The final vote counting must be a scheduled meeting of the association so the membership can watch us count. So, we will hold a meeting on April 5th, 7 PM in the Camas Meadows clubhouse. Come and watch us count the ballots. Last year we had about 15 members show up and we had a great time talking about our neighborhood. See you on the 5th!

Be a Member of YOUR Neighborhood Watch!

LACAMAS SHORES DOES HAVE A NEIGHBORHOOD WATCH PROGRAM and recent activity reminds us that we must all enhance our personal safety by learning to report suspicious activity to the police.

After many starts in trying to organize a viable Neighborhood Watch program, we settled on the email format so information could be quickly disseminated throughout our neighborhood. In an age when most people are connected via cell phones, laptops, etc and receive email even when traveling it is the quickest and most efficient way to keep everyone informed of suspicious activity.

Unfortunately, we do not have everyone's email address so it is up to each household to sign up to receive the notices. If you are not signed up for the Neighborhood Watch program you will not receive notices and you cannot post notices. It is easy to sign up. Go to www.lacamashores.org and click on Neighborhood Watch.

Being a member of the email Neighborhood Watch does not eliminate the need to know your neighbors and hold meetings to discuss ways to make our neighborhood safer. Our local police are very responsive and will provide you with material and training. They will also conduct a home security survey of your property on request. Contact Tami Strunk at 817.1527 (<http://www.ci.camas.wa.us/police/polcp.htm>). Let's all work together for a safer neighborhood.

May 22 - 28, 2010:

Safe Boating Week

Booze and boating, a deadly combo

More than 1,000 people die in boating accidents each year. Nine out of ten of them drown, and about half of those deaths involve alcohol. It's tough enough to stay alert in the heat and the sun, but adding alcohol to this exposure intensifies the effect. Even a couple of beers can be too much. You are much more likely to fall overboard if you've been drinking.

Because alcohol reduces your body's ability to protect against cold water, within minutes you may not be able to call for help or swim to safety.

Often, a drunken person, whose head is under water, gets confused about which way to swim in order to get to the surface. He may swim down instead of up, down to death instead of rescue.

Other safety advice includes:

- * Before leaving the dock, make sure the boat is in good condition and you know how to operate it well.
- * Wear your PFD. If you are not wearing your personal flotation device, by the time you need it, it will be too late to put it on. Every adult and child should wear one.
- * When pulling a skier, have a spotter on hand. Never ski in rough water, and never ski at night. Stay clear of docks and respect other boaters and fishermen.
- * If the boat capsizes, it will probably not sink. Take care of yourself before helping others. Stay with the boat. Get every one as far out of the water as possible. Then call for help and wave arms or clothing.

What kind of neighbor are you? Take our “good neighbor” quiz!

1. I know _____ neighbors on my block.

- Zero (why bother, I’m never home anyway)
- 1-4
- 5-10
- 11 or more

2. When a new neighbor moves onto my block, I

- wouldn’t know that they are new.
- request that they cut down the large tree in their yard that has been perpetuating the annoying squirrel problem in the area.
- introduce myself and give my phone number in case of an emergency.
- visit, tell them about Lacamas Shores, invite them to the next neighborhood gathering, and provide them with a copy of the *VIEWS*.

3. If my neighbor & I have a conflict that I don’t think we can resolve on our own, I

- Leave harassing phone messages and prepare to sell.
- Avoid addressing the conflict until emotions are extremely high.
- Hold a neighborhood meeting to establish mutual expectations in the neighborhood.
- Utilize the free clark county mediation program to resolve the problem as quickly and easily as possible (<http://www.cityofvancouver.us/mediation>)

4. When I park my car,

- I park on my front lawn.
- Speed into the neighborhood with my stereo blasting before parking in front of a neighbor’s house.
- I park in front of a neighbor’s house but am careful to turn my stereo down so as to not disturb them.
- I park in my garage, driveway, or in front of my own house.

5. When I leave on vacation, I

- Don’t tell a soul...nobody will notice that I’m gone anyway.
- Make sure the automatic sprinkler system is on.
- Leave an emergency phone number with a neighbor.
- Arrange with a neighbor for the lawn to be mowed, plants watered. I also leave emergency phone numbers, house keys, and travel plans with neighbors.

6. My dog

- Barks 24 hours a day.
- Gets accused by other neighbors of barking. I, however, am convinced that it is not MY Rosco.
- Is generally quiet and well behaved unless the doorbell rings or the mailman comes.
- Is always on a leash and picked up after on walks.

7. My yard could be described as:

- Yard? Do you mean the junkyard?
- The Sherwood Forest: It’ll be nice once I mow the grass and cut down these overgrown branches.
- Acceptable: it’s as well kept as the other yards on my block.
- The Garden of Eden: I’d win the “pride in property” award.

8. When I hear of meetings or activities happening in my neighborhood, I

- Crumple up the notice and throw it in the garbage.
- Half-heartedly try to convince my spouse to attend so that we don’t look bad.

c. Attend and/or volunteer to help organize.

d. Run the meetings, host the garage sale, and infect others with my contagious enthusiasm.

9. I would describe my neighborhood as a place where

- I sleep (and occasionally pick up a ticket from City Code Enforcement)
- Most people can be assured that they won’t get any of their personal possessions stolen.
- I can relax.
- I feel connected and valued. This is my favorite place to spend my time.

10. If I am hosting a party at my house late at night, I

- Expect to receive a noise ticket from the city.
- Try not to get too drunk so things don’t get too out of control.
- Leave neighbors with a phone number where I can be contacted if they are disturbed.
- Notify neighbors in advance, control the number of people invited to the party, and monitor guests as they arrive and leave the house. I also check in with neighbors after the party.

Add up your score! Give yourself:

0 points for every “A”

1 point for every “B”

2 points for every “C”

3 points for every “D”

Assess what kind of neighbor you are:

0-19 Points: A good neighbor in training

You are on the road to being a good neighbor, but you do have a little work to do before you will feel truly connected to the people who live around you. One of the first steps that you can take to being a great neighbor is to get to know your neighbors. Even if you have been living in your house for a while, it is never to late to meet those around you! Contact the LS HomeownersBoard and Welcome Committee to get resources that will help you on your journey to good neighborliness!!!

20-23 Points: A good neighbor

You understand that being a good neighbor can make you feel more connected to those around you. Now you just need to fine tune your knowledge and skills at neighborliness! Some opportunities that you might consider include attending the annual HOA meeting to learn about issues occurring in your neighborhood, inviting your neighbors to a dinner or BBQ, and familiarizing yourself with local codes and CC&Rs regarding noise, weeds, and rubbish.

24-26 points: A great neighbor

You are committed to doing the right thing and being a good neighbor. It’s people like you, grassroots leaders doing the little things day after day, that make our neighborhood wonderful! Keep up the good work!

27-30 points: A true patriot! Run for Homeowners Board or even City office!

You know exactly what it takes to build community in your neighborhood. Share your knowledge and enthusiasm with other neighbors on your block.

Open-air living spaces can boost the value of a home

Relaxing and elegant, the new outdoor spaces are features that home buyers love.

According to the U.S. Census Bureau Housing Survey, homeowners spent more than \$40 billion in 2003 improving outdoor areas. Some improvements can fetch 75 percent of the cost when it comes time to sell.

At one time, outdoor living involved mainly a deck with a grill. Today outdoor rooms range from elaborate to simple and there are lots of choices.

At the high end, open-air outdoor rooms can include a full kitchen, dining area, fireplace and television.

New Florida rooms, also called knee rooms, are fully enclosed, climate-controlled, four-season rooms flooded with light from many windows. They often include a door to an open deck.

Finally, fully glassed-in sunrooms or solariums are a favorite to enhance a beautiful view. In cooler climates, sunny days can provide comfortable warmth. In warmer climates, the rooms require special glass so that they don't become too hot in the summer.

Enclosing the patio

It's easier than ever to transform your patio, deck or breezeway into a place for living and entertaining during the spring, summer and fall. Manufacturer enclosures can be designed to fit your space, lifestyle and budget.

Styles include studio models with cathedral ceiling and gabled roofs. They can include tinted glass, skylights, electrical outlets and phone and cable lines.

All-season patio rooms cost more but are best for those who want to use them during the entire year.

Real Estate Update

by Kathi Rota, CRS

Active	Size	Price			
2539 NW Lake Road	3452	\$485,200			
4817 NW Quartz Court	4523	\$555,000			
2636 NW Lacamas Drive	3691	\$599,000			
2710 NW Walden Drive	4849	\$698,000			
3144 NW Lacamas Drive**	3154	\$699,000			
4735 NW Park Court	5750	\$799,000			
2939 NW Michaelbrook Lane**	4245	\$975,000			
4930 NW Sierra Court	4362	\$995,000			
5825 NW Michaelbrook Lane**	5585	\$1,100,000			
1511 NW Lacamas Drive*	6541	\$1,269,000			
2223 NW Lake Road	6735	\$1,295,000			
5724 NW El Rey Drive	4374	\$1,295,000			
3240 NW Lacamas Drive**	6226	\$1,349,000			
Pending	Size	Original Price	Price @ Sale	Sold Price	DOM
2201 NW Lake Road	3537	\$747,900			
2846 NW Lacamas Drive**	5025	\$750,000			
Sold	Size	Original Price	Price @ Sale	Sold Price	DOM
2238 NW Trout Court	4107	\$969,500	\$659,000	\$630,000	1179
1415 NW Lacamas Drive*	6400	\$1,587,400	\$1,587,400	\$1,587,400	129

*Lakeside **Golf Course

Clark County Numbers Comparison

2010 Year to Date	February 2010	February 2009
Average Market Time: 152 Days	Average Market Time: 148 Days	Average Market Time: 172 Days
Average Sales Price: \$242,200	Average Sales Price: \$239,300	Average Sales Price: \$251,700
Clark County Depreciation: -12.9%	Available Inventory: 11.6 Months	Available Inventory: 18.6 Months

As Reported by RMLS Portland 3/19/2010

Neighborhood

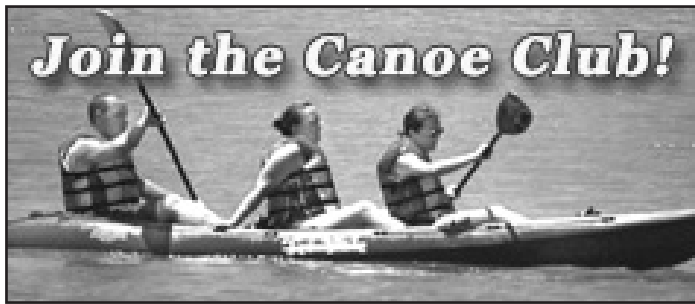
HAPPENINGS

ATTENTION Canoe Club Members

Our annual Canoe Club Membership Signup and Pizza party (typically held in April) will be delayed this year due to the construction activities on the new dock/boat launch area.

We are using the boathouse to house construction materials/equipment and I am planning on some remodeling to accommodate additional kayaks that the Club has acquired.

We are hoping for a May/June date to start this years memberships. Watch for the signs if we schedule the meeting/pizza feed before the next **VIEWS** is published. I'll try and get an email to the "Backfence" also.



Attendance at the Pizza feed is not required for membership. You can sign up anytime after the party by contacting me.

John Ulmer
834.7371

The4ulmers@aol.com

Lacamas Shores Annual Garage Sale Saturday, June 5th 8:00 AM - 4:00 PM

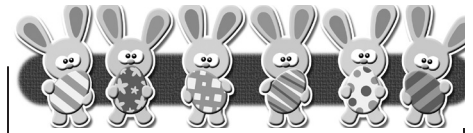
Spring is here and so is garage sale fever! The Lacamas Shores annual garage sale will be held on Saturday, June 5th, 8 AM to 4 PM.

For those who haven't witnessed this annual event, be prepared for a lot of car and pedestrian traffic. To participate, all you need to do is gather up your "stuff" and open your garage door at 8:00 AM. They will be waiting for you.

You may wish to invite a neighbor for a joint sale. The more help you have the easier it is to conduct a sale. You will also attract more buyers if you have more selection AND, it's more fun! A group sale could include a tag on items stating: Owner, Sale Price, Sold For to make divying up the profits easier.

Lacamas Shores typically has a preview sale for homeowners on Friday evening starting at 5:00 PM. This has proved to be a popular event for many neighbors who will be busy on Saturday and it gives them a first shot at the good stuff. You may choose to participate in both or just the Saturday sale.

Contact Richard Arnold, 834.1710 or president@lacamasshores.org.



How kids can make their own Easter bonnets

Your sons and daughters would love a new hat to show off at Easter dinner. They would like it even better if they could say they made the hat themselves.

They can with the directions from *Kids' Turn Central*.

<http://www.kidsturncentral.com/>

The paper plate bonnet is simple and colorful. All you need is a good paper plate, construction paper, crayons or markers, glue and a piece of yarn or ribbon to tie the hat under the child's chin.

Let the kids decorate the hat any way they want, with the paste-on decorations on the top. They can draw flowers on the underside of the brim if they want to do that first.

Glue pieces of pastel paper on the top and let them draw colored flowers, bunnies or eggs on it if they wish.

Cut a hole just big enough for the yarn or ribbon, string it in and knot it above the brim of the hat so it won't pull through.



"The lights have been going on and off all day. Herb taught our grandson how to clap."



Mark your calendars for the Annual Lacamas Shores July 4th Celebration! This is our biggest neighborhood event of the year and a great time to get acquainted with neighbors and make new friends. Participation is greatly encouraged.

The day starts bright and early with the kids Fun Run. This is followed by the amazing Lacamas Shores Parade with kids on decorated bikes, trikes and wagons, the LS Umbrella Drill Team and Camas fire truck and police boat as well as some famous or infamous celebrity look-alikes. Everyone is invited to participate and march in the parade but we also need viewers to cheer us on.

Next we all meet at the park for a great BBQ and homemade delights from you. This event could not happen without our

volunteers and current budget restraints necessitate the need for more help than before. The day is filled with fun family games and a bouncy house for kids.

If you are a boater, please be aware that the boat launch and canoe club will be closed on July 4th, for safety reasons. Many children are walking around during the event and we want to keep the area as safe as possible.

Listed below are some areas that will need volunteers at this year's event. Please volunteer 30 minutes of your time to help out with our once a year neighborhood party.

Contact Cindi Marrinan at 833.2209 or MarrinanC@aol.com and **JOIN THE PARTY!**

Tent set up	Beverage purchase	Ice for coolers
Food purchase	Gift Baskets for Games	Firecracker Fun Run
Decorations	Parade	Sign-in Table
Bouncy House Supervision	BBQ & Potluck set-up	Food Table Organization
Cooks	Family Games	Clean up

Save the Date!!
The Summer Film Festival is Coming
It's Your Turn to be a STAR!
Saturday, August 28th, 2010

The Lacamas Shores Winter Film Festival was so much fun with amazing films by new video artists and old favorites we never tire of seeing. Such epic films as "A Few Good Clowns", "Strictly Rink", "Judy Judy Judy and "A Beautiful Day in the Neighborhood" showcase what you can do with a little film and your imagination.

Now it's your turn to make that masterpiece for the up coming SUMMER FILM FESTIVAL to be held the 28th of August outdoors by the boat dock. We'll start with appetizers and beverages at 7:00 PM and begin showing films at 8:15 PM. This summer event has grown over the years and everyone looks forward to seeing what entertaining blockbusters will appear on the big screen.

If your not quite ready to make a film but would like to participate, we'll likely do casting calls for films over the summer for people who would enjoy acting in someone's masterpiece. We'll be using the **BackFence** to send out notices so please make sure you are signed up to receive **BackFence** messages. Just go to www.lacamasshores.org and follow the link to sign up.

If you are making a film, entering your masterpiece is easy and fun.

Here are the rules:

- Each submission is roughly five minutes in length
- No politics
- No porn
- No birthin of no babies (although using your kids as actors is quite alright and sure to win you a "Lucky")

We also encourage young people to submit films and join in the Film Festival fun. If you need help bringing your epic to fruition, contact Sarah Bang at 833.1353 or sarahcbang@comcast.net. We can help you with actors, props, costumes, cameras and even editing support.

Until then, it's lights, camera, ACTION! See you at the movies!



HERE'S WHAT'S HAPPENING

Calendar

Audit Waiver Vote Meeting

Monday, April 5th at 7 PM
Camas Meadows Clubhouse
Additional information on Page 3

Lacamas Shores Annual Garage Sale

Saturday, June 5th 8:00 AM - 4:00 PM
Friday, June 4th Neighborhood Preview @ 5:00 PM
Additional information on Page 6

Lacamas Shores 4th of July Celebration

Sunday, July 4th
Contact Cindi Marrinan 833.2209 or MarrinanC@aol.com
Additional information on Page 7

Summer Film Festival

Saturday, August 28th at 7:00 PM
Contact Sarah Bang 833.1353 or sarahcbang@comcast.net
Additional information on Page 7

Lacamas Shores Board Meetings

Board meetings are open to homeowners.
Meeting Schedule:
Thursday, April 8th, 2010
Thursday, May 13th, 2010
Contact: president@lacamasshores.org for time and place

Host a Progressive Party

Progressive Parties are easy and fun to host. Guests bring all the beverages and food and you provide the glasses and dishes, etc. These parties are a great way to meet your neighbors and make new friends. There are no Progressive Parties scheduled at this time.

To host a Progressive Party, contact Richard Arnold at 834.1710 or email social@lacamasshores.org. Your neighbors will thank you!

Neighborhood Clubs and Contacts

Cooking Club www.lacamasshores.org/clubs
Let's Do Lunch Kathi Rota 772.4663
Travel Club.....Brooke Johnson Brookejohnson@travelfar.com
Motorcycle Club Steve Bang StevenDBang@comcast.net

MARKET PLACE

Neighborhood Babysitters

Gretchen Hensley (Red Cross Trained)	833-2115
Ashley Christianson (Red Cross Trained)	833-8414
Hayley Cox (Driver's license)	931-4559
Hayley_Cox@ymail.com	

Babysitter/dogsitter/housesitter

DiAne Avancena	685-8903
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Camas, Washington 98607
PO Box 751



VIEWS

