

the

VIEWS

The Official Publication of the Lacamas Shores Homeowners' Association

HAPPY NEW YEAR

STATE OF THE HOMEOWNERS' ASSOCIATION 2012

Another year has gone by for Lacamas Shores! 2011 was filled with fun events like our annual 4th of July picnic, the Lacamas Shores Film Festivals and our Christmas Cart parade. We are very proud of the reputation of Lacamas Shores in our community, and we continue to foster excellent relationships with our local Police and Fire departments, as well as City Management and Maintenance. Our close relationships helped us in 2011 with projects like pruning and haul away of the overgrown hedges on Lake Road, when the city found a great contractor and agreed to share in the cost of the project.

Issues like the hedge getting long in the tooth remind us that our neighborhood has truly become a mature neighborhood. In years past, the Architectural and Landscape committees were primarily focused on new construction projects. Now remodels,

landscape management and exterior maintenance have become the norm for us.

When beginning a project to spruce up your home, please refer to your CC&R's. The CC&R's are a legal contract between all association members put in place to maintain and

protect the value of our houses and our neighborhood as a whole. We all agreed to abide by this contract when we bought our homes. Your HOA board is in place is to maintain our community as the best place to live in all of Clark County. Part of that includes making sure our CC&R's are followed, maintained, and enforced.

If our CC&R's are allowed to be ignored or deemed unenforceable, there is no reason to maintain them, and therefore no purpose for an HOA. With no HOA, it is likely we would forfeit the unique personality of our neighborhood.

Continued on Page 2

Lacamas Shores Annual Homeowners' Meeting

**Saturday, February 25, 2012
at 6:00 PM**

**Camas Meadows Golf Club
4105 NW Camas Meadows Drive
Camas, Washington 98607**

360-833-2000

What's Inside

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PUBLICATION GUIDELINES

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

**Deadline for April/May Issue
March 15, 2012**

BOARD OF DIRECTORS

President

[Richard Arnold](#) 834.1710.

Vice President:

[Gerry Vincent](#) 833.0548...

Treasurer:

[Steve Bang](#) 833.1353.....

Secretary:

[MaryAnn Middleton](#) 833.1454

Other Board Members:

[Dave Patterson](#) .210.7840.

[Steve Marrinan](#). 833.2209

[Gene Coupe](#).....834.4279.

NEIGHBORHOOD COMMITTEES

Architectural Design:

[Dave Patterson](#) .210.7840.

[John Ulmer](#) 834.7371.....

Camas City Council Liaison:

[Gerry Vincent](#) 834.0548...

Landscape Committee:

[Steve Marrinan](#) 833.2209

Maintenance Supervision:

[Cindi Marrinan](#). 833.2209

Canoe & Recreation:

[John Ulmer](#). 834.7371.....

Boat Dock Keys:

[Cindi Marrinan](#). 833.2209

Boat Parking Stickers:

[Rob Bernardi](#) .834.4361....

Good Neighbor:

Rita Alvarez-Haller. 834.4214

Lake Stewardship:

Maureen Casey. 834.4567.

Progressive Parties:

[Richard Arnold](#). 834.1710

Directory/Address Change:

[MaryAnn Middleton](#) 833.1454

Views Newsletter Editors:

[Catherine Arnold](#)..834.1710

Linda Harnish .210.5229..

Web Page Editor:

Catherine Arnold .834.1710

webmaster@lacamashores.org

State of the Homeowners' Association 2012 continued

Without an active HOA, there is no funding to maintain our common areas or protect our members from liability from those areas, or events like our Fourth of July parade and picnic – all things that bring value to living here.

Please remember to check your CC&R's prior to beginning any work. If you are not

sure, the HOA board is just a phone call or email away!

We look forward to 2012 being another great year for Lacamas Shores and to seeing all of you at the annual meeting. And don't forget the first fun event of the year – The Lacamas Shores Winter Film festival immediately following the meeting!

2011 TREASURER'S REPORT

Submitted by Steve Bang

Included as part of this issue of the **VIEWS** are the Homeowners' Association financial statements for the year ended December 31, 2011. The 2012 Proposed Budget is shown as part of the Income Statement.

The Homeowners' Association runs on a very lean budget. Income is derived exclusively from annual dues and fees associated with transfers of property. Any revenue associated with delinquency (i.e. late fees) is used to cover costs associated with collection.

Expenses of the Association are detailed in the financials. The single largest expense is for the direct costs and wages associated with the common area maintenance. The Board attempts to allocate \$20,000 annually to the reserve account to cover capital expenditures being depreciated annually such as the dock repair. That account is used for capital improvement projects and large maintenance/replacement projects. There was no transfer of cash to the reserve account this year, however, we hope to make that up next year. Legal costs were a significant expense this year, and it should be noted that the HOA has no legal defense fund. Any legal fees are paid out of the general fund.

The 2010 internal audit suggested several minor documentation improvements which were all addressed in 2011. The 2011 internal audit found no material errors or omissions. It did identify a very small number of suggestions that are mostly policy related; those are being discussed. If you would like a copy of the 2011 audit report, please visit the Lacamas Shores website. A special thanks should be given to Barbara Brace for doing the audit and to Jackie Mabin for assisting her.

The Board does not believe that conducting an expensive external professional audit is necessary because our financials are consistent from year to year and are reviewed and prepared by an outside accounting company. Therefore, the Board asks that the HOA members sign the (external) audit waiver each year to avoid the expense of an outside audit. The financials will still be audited and reviewed by neighbors that are not members of the Board. This review by volunteer neighbors helps save the association approximately \$5,000 in a audit fees from a CPA firm.

The Board has always struggled to round up enough signatures to waive the professional audit, simply because homeowners fail to respond to the request to return the waiver. Board members will not be ringing doorbells and making phone calls this year to obtain signatures. **The Board will use HOA funds for an external audit if they are not obtained.** Since there is no allocation for an external audit expense, we will be required to raise the dues or create a special assessment to cover it. If it comes to this, perhaps a volunteer committee could be formed to obtain the waiver signatures.

Please direct any questions regarding the financials to the [Treasurer](#). The Association's books are open for review at any time.

**Lacamas Shores Homeowners' Association
2011 Roll-Up Income Statement & 2012 Proposed Budget**

	Twelve Months Ending December 31, 2011			2012
	YTD Actual	2011 Budget	Over / (Under) Budget	Proposed Budget
REVENUE				
Residential / Developer Assessment	79,677.29	79,695.00	(17.71)	84,249.00
Lot Maintenance Assessment	0.00	3,375.00	(3,375.00)	0.00
Gate Card Fees / Other Fees Coll	50.00	0.00	50.00	0.00
Int. Inc / Assmt Late Fees / Titl	4,627.41	2,300.00	2,327.41	2,200.00
Reserve Draw	0.00	0.00	0.00	0.00
TOTAL REVENUE	84,354.70	85,370.00	(1,015.30)	86,449.00
EXPENSES				
Wages (Includes employer paid tax)	28,719.94	31,391.72	(2,671.78)	30,927.83
Office Supplies (Newsletter / Postage / Supp	524.14	3,803.85	(3,279.71)	965.00
Legal & Accounting	16,462.67	8,200.00	8,262.67	11,100.00
Taxes (Property & Corporate)	0.00	300.00	(300.00)	100.00
Insurance	3,616.00	3,947.50	(331.50)	3,947.50
Utilities	3,280.73	4,000.00	(719.27)	3,545.00
Entrance Flowers	3,708.26	4,600.00	(891.74)	4,100.00
Maintenance Expenses	6,699.17	5,050.00	1,649.17	8,150.00
Subcontracting / Security	4,422.25	5,818.50	(1,396.25)	4,700.00
Equipment / Building Depreciation	16,495.08	13,005.00	3,490.08	16,495.00
Clubs & Committees	6,807.58	9,185.88	(2,378.30)	9,150.00
Miscellaneous Fees & Licenses	105.30	150.00	(44.70)	445.00
Officer Management Fees & Appreciation	250.00	3,440.00	(3,190.00)	950.00
(Uncollectible Assessments) / Allowance for	(705.00)	0.00	(705.00)	1,500.00
Reserve Expenses	0.00	0.00	0.00	0.00
Annual Reserve Appropriation	0.00	20,000.00	(20,000.00)	0.00
TOTAL EXPENSES	90,386.12	112,892.45	(22,506.33)	96,075.33
INCOME OVER EXPENSES	\$ (6,031.42)	\$ (27,522.45)	\$ 21,491.03	\$ (9,626.33)

CASH BASIS SUMMARY

Income versus Actual Cash Outlay	YTD Actual	2011 Budget	2012 Proposed
Total Income (above)	84,354.70	85,370.00	86,449.00
Total Expenses (above)	90,386.12	112,892.45	96,075.33
Less: Depreciation (Above)	(16,495.08)	(13,005.00)	(16,495.00)
Less: Reserve Appropriation (above)	0.00	(20,000.00)	0.00
Total Cash Expenses	73,891.04	79,887.45	79,580.33
Income over Cash Expenses	\$ 10,463.66	\$ 5,482.55	\$ 6,868.67

Lacamas Shores Homeowners' Association
Balance Sheet
December 31, 2011

ASSETS

Current Assets

Regular Checking Account	\$ 5,249.95	
Market Interest Account	56,636.09	
Unitus Investment Account	101,305.75	
Accounts Receivable	1,480.00	
Total Current Assets		164,671.79

Property and Equipment

Buildings and Dock	265,100.00	
Bock Renovation	69,800.54	
Equipment - Tractor, Chipper	7,470.40	
Accumulated Depreciation	(95,002.40)	
Accumulated Depreciation - Equipment	(1,995.00)	
Total Property and Equipment		245,373.54

Other Assets	0.00	
Total Other Assets		0.00

Total Assets		\$410,045.33
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LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable	\$ 6,867.80	
Wages Payable	710.51	
Federal Payroll taxes Payable	1,233.64	
FUTA Tax Payable	103.31	
SDI Payable	320.04	
SUTA Payable	35.56	
Recreation Club Fund	4,677.70	
Deferred Assessments	35,597.00	
Total Current Liabilities		49,545.56

Long-Term Liabilities	0.00	
Total Long-Term Liabilities		0.00
Total Liabilities		49,545.56

Capital

Contributed Capital	265,100.00	
Retained Earnings	(59,088.73)	
Restricted Retained Earnings - Reserve	160,519.92	
Net Income	(6,031.42)	
Total Capital		360,499.77

Total Liabilities & Capital		\$410,045.33
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**Lacamas Shores Homeowners' Association 2012 Proxy Vote
for Electing New Members to the Board of Directors**

Individuals elected to the Lacamas Shores Board of Directors serve two year terms. This year, four of the seven positions are up for re-election. Anyone can submit their name right up until the Annual Homeowners Meeting, scheduled for 7:00 PM, Friday, February 25, 2012 at the Camas Meadows golf course club house. Candidates are listed below in alphabetical order. Write-ins are accepted.

My vote is for the following FOUR (4) people to be on the Lacamas Shores HOA Board:

- Richard Arnold (Current Board Member)
- Steve Marrinan (Current Board Member)
- Mary Ann Middleton (Current Board Member)
- Dave Patterson (Current Board Member)
- ... Write in _____
- ... Write in _____

_____ Signature
 _____ Print Name
 _____ Address and/or Lot number(s)

Note: You have one vote for each lot that you own. In order to be eligible to vote, your dues for 2012 must be paid in full.

**Lacamas Shores Homeowners Association 2012 Auditing Proxy Vote
for the Audit of 2011 Financial Statements**

Issue: Should the Homeowners Association waive the requirement to audit the financial statements of the Association for 2011 and conduct an internal audit by the Audit Committee, or hire an independent certified public accounting (CPA) firm to audit the statements?

We are required to vote on this issue in order to comply with the Washington State Homeowners' Association Act of 1995. Several years ago, we hired a CPA firm to audit our books and financial statements and they found no discrepancies. The cost of this audit, from the CPA firm and our outside accounting firm, totaled approximately \$3,000. The Lacamas Shores HOA Audit Committee always does an annual independent audit of the financial statements. In 2004, a Reserve Study was also done and the financials were reviewed at that time by the Reserve Company.

The LS Board has **unanimously voted** to recommend we **waive the outside audit** and conduct an internal audit by our Audit Committee. The Audit Committee audited our books last year and found no discrepancies. This decision must be made by a quorum of homeowners which requires a minimum of 83 votes – therefore we would appreciate all residents participating in this vote.

_____ Waive the requirement to audit the 2011 LS financial records/statements by an independent CPA firm (an internal audit of the 2011 LS financial records/statements will be performed by the Audit Committee instead).

_____ Require an independent CPA firm to audit the 2011 LS financial records

_____ Signature
 _____ Print Name
 _____ Address and/or lot number(s)

Note: You have one vote for each lot that you own. In order to be eligible to vote, your dues for 2012 must be paid in full.

Lacamas Shores Film Festival

Camas Meadows

Saturday, February 25th at 8:00 pm



*Get ready
for your close-up!*

The Lacamas Shores Winter Film Festival is scheduled for Saturday, February 25th at 8:00 pm at Camas Meadows, immediately following Home Owner Annual meeting.

If you are new to Lacamas Shores, you may not be aware that we have this amazing event. Neighbors create 5-6 minute videos and twice a year we get together to watch them. It's a wonderful way to get to know your neighbors and a great way to show off your creative side. PLUS, the new video cameras available today are getting so inexpensive, the Film Festival is an appropriate reason to reward yourself with some new equipment!

WHAT KIND OF FILMS? The sky's the limit when it comes to the kind of film you'll see. Of course there are the standard vacation videos/slide shows set to music, and event videos, such as the Christmas Cart parade, 4th of July parade, and Portland Starlight parade. You will also see some amazingly creative short films, including how one Lacamas Shores resident got out of paying back taxes by confusing the IRS with Lady Gaga. Another film asks and answered the question, 'How do we keep our love burning?' Several films have chronicled the adventures of Lacamas Lawman. Another series of films have documented the rise and fall of the world's most famous clown, Honkey Crackers. We have even had a horror film revealing that your new neighbors are probably vampires.

IF YOU WANT TO SUBMIT A FILM, there are just a few rules:

- ▶ The film must be no more than 6 minutes long -- we've had them as short as 20 seconds!
- ▶ No porn -- this includes nasty language. Innuendo humor is just fine though.
- ▶ No politics -- really, don't you get enough of this already?
- ▶ No birthin' of no babies -- We're sure it was a beautiful experience for you and your baby, so you should save this film for his/her wedding reception. Won't you be the best in-laws ever?!

IF YOU WANT TO ACT IN A FILM, there are a half dozen film makers in the neighborhood already working on their entries. We are always in need of actors, so just email Sarah Bang at sarahcbang@comcast.net or watch for casting calls on the Backfence.

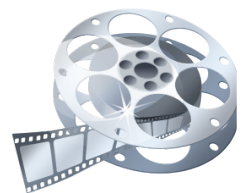
PLEASE ATTEND

As an audience member, the Film Festival is entertaining and fun. The quality and diversity of the films have improved dramatically over the past ten years. More importantly, it's an engaging way to get to know your neighbors. You'll be astonished at the creativity and humor right here in Lacamas Shores. You will also come away inspired to try it yourself.

Please mark your calendars to join us on Saturday, February 25, 2012 at Camas Meadows at 8:00 pm, following the Home Owner Association Annual meeting. (The Home Owner Annual meeting begins at 6:00 pm).

Let's face it, the Film Festival is a lot more fun than watching the 4 hour slide show of your brother's trip to the Himalayas (pronounced Him-ALL-yahs by your brother who has been there). Don't miss it!

If you have questions on the Film Festival, please contact Sarah Bang at sarahcbang@comcast.net.



Real Estate Update

DONNA ROBERTS, WA & OR BROKER

ACTIVE LISTING ADDRESS	SOFT	PRICE
4817 NW Quartz Ct.	4523	\$457,900
2604 NW Walden Dr.	3041	\$475,000
2636 NW Lacamas Dr. **	3691	\$499,999
4733 NW Park Ct.	4508	\$599,000
2740 NW Walden Dr.	3415	\$599,000
5150 NW Valley Ct.	3561	\$599,000
2825 NW Lacamas Dr.	4162	\$599,000
2049 NW Lake Rd.	4517	\$675,000
2837 NW Lacamas Dr.	4348	\$699,500
5137 NW Valley Ct.	3780	\$719,900
5150 NW Aster Ct.	5770	\$749,900
6232 NW Michaelbrook Ln.	3224	\$849,500
6110 NW Michaelbrook Ln.	4960	\$950,000
2223 NW Lake Rd.	6735	\$995,000
6130 NW Michaelbrook Ln.	4351	\$1,029,000
6150 NW Michaelbrook Ln.	4603	\$1,049,000
5825 NW Michaelbrook Ln.	5585	\$1,069,000
1945 NW Lacamas Dr.#	4241	\$1,150,000
3220 NW Lacamas Dr.**	4241	\$1,199,000
1511 NW Lacamas Dr. #	6541	\$1,300,000
3025 NW Lacamas Dr.	6201	\$1,495,000
3217 NW Lacamas Dr.**	6380	\$1,598,000

PENDING	SOFT	PRICE
2539 NW Lake Rd.	3452	\$549,800
1932 NW Lacamas Dr.	3841	\$650,000

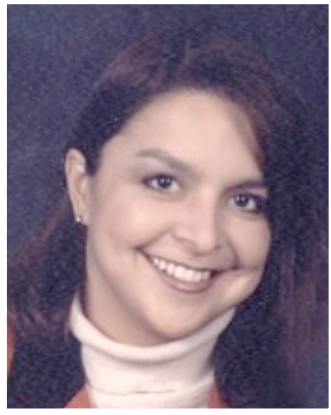
RECENT SOLD	SOFT	ORIGINAL LIST	LIST @ OFFER	SOLD PRICE
NONE				

**Golfcourse #Lake

	CLARK COUNTY		CAMAS	
	December	Thru 2011	December	Thru 2011
(DOM) Days on Market	142	144	96	152
Avg Sales Price 2011	\$201,700	\$212,100	\$311,900	\$284,100
12 Mth Sale Price % diff		-10.2%		-8.3%
Current Mo Inventory	6.5		2.2	

As Reported by RMLS Portland 12/15/2011

In Remembrance of our Neighbor



**Maria Sophia
(Johnson) Murphy**

8/21/1963 - 1/13/2012

Maria passed away after a long and courageous battle with Lupus. She was 48.

To send your condolences or sign the online guest book, please visit www.straubfuneralhome.com.



Happy St. Patrick's Day



Address Change?

New to the Neighborhood?

Do you have a new neighbor? If so, please ask them to contact MaryAnn 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 MaryAnn to update your information. We also need email addresses from all residents. This information is required for the neighborhood directory and notification of important information and is never shared. It is important that we keep this information up to date and we depend on you, the homeowner, to notify us in a timely manner. Be sure to sign up for the Neighborhood **Watch** program. Check the website, lacamasshores.org, for information on the Watch program and the neighborhood **BackFence** listserv.

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. Contact [Rob Bernardi](mailto:Rob.Bernardi@lacamasshores.org) 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 for private parties, contact Catherine Arnold, 834.1710 or email editor@lacamasshores.org

Roof Cleaning Tips

by Rain City Companies*

Helpful Hints to Prevent Your Roof from Leaking:

- ▶ The two most common reasons your roof will leak are either broken tile or plugged valleys.
- ▶ Clean out your gutters and valleys every year to ensure proper flow.
- ▶ Clean your roof every 4-6 years to remove moss before it falls off and plugs your valleys and gutters.

A proper roof cleaning should consist of the following procedures:

- ▶ Cleaning roof with a non-invasive, low pressure-high volume method
- ▶ Blowing out all valleys
- ▶ Cleaning the gutters inside and out

- ▶ Rinsing down the home and ground of all debris from roof
- ▶ Removing all debris from site, includes tarping of all decorative rock and plants (debris in lawn can be mowed up)
- ▶ Complete roof inspection (checking all vents, flashing and roofing material for failure or fatigue)

Suggested Yearly Maintenance to extend the life of your roof:

- ▶ Clean out gutters and valleys
- ▶ Apply a zinc-based moss inhibitor

* See Neighbors' Recommendation in sidebar at right

Neighbors' Recommendation

Rain City Companies, LLC.
23500 NW 1st Avenue
Ridgefield, WA 98642
360.576.8033

service@raincityonline.com
www.raincityonline.com

Rain City, in Vancouver, cleaned our roof recently, and they offered some suggestions that you may find helpful regarding roof maintenance. The tips offered at the left could extend the life of your roof and help avoid problems. We have been very pleased with their performance over the last 13 years and highly recommend their service.

Recommended by Steve Marrinan

Here's What's Happening

Calendar

Annual HOA Meeting and Film Festival

Saturday, February 25th at Camas Meadows

6:00 pm Homeowners' Meeting

8:00 pm Film Festival

More information on pages 1 and 6

Lacamas Shores Board Meetings

Board meetings are open to homeowners.

Meeting Schedule:

Thursday, February 9th

Thursday, March 12th

Contact: president@lacamasshores.org for time and place



Teens 4 Hire

Babysitter/Dogsitter/Housesitter/etc.

DiAne Avancena .635.8533.....

Alastair Graham .718.0205.....
Ecosse93@yahoo.com

Mikeala Graham..817.9012.....
mikealagraham@yahoo.com

Gretchen Hensley .977.2241.....
iluwcowspandas@live.com

Erin Marrinan .833.2209.....

Rachel Wiley 833.2113 or 609.7754
RachelNWiley@gmail.com

William Young 606.6094 or 326.8312

Neighborhood Clubs

Cooking Club.....www.lacamasshores.org/clubs/

Hamburger Club.....www.lacamasshores.org/clubs/

Travel Club.....Brooke Johnson Brookejohnson@travelfar.com

Motorcycle Club.....Steve Bang StevenDBang@comcast.net

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!



Check out the Lacamas Shores web site to find what you're looking for in our neighborhood. Be sure to sign up for the email **Neighborhood Watch** program and the **BackFence** to get recommendations and keep in touch with neighbors' concerns.

Other Highlights:

- Neighborhood Directory (password required)
- CC&Rs & Financial Records
- Neighborhood Contacts

Let us know if there is something you would like to see on our website. webmaster@lacamasshores.org