

KEYNOTES

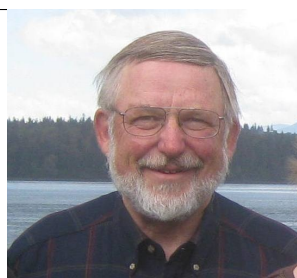
November, 2012



Volume 213 Number 9



YOUR DK COVENANT APPROVAL BALLOT MUST BE RETURNED BY 12/17/12!



PRESIDENT'S MESSAGE

by Larry Schwerin

Almost a decade ago the Club embarked on an effort to update its governing documents – Articles, By-laws and Covenants. The Articles and By-Laws were addressed in 2010 and 2011 but the Covenants remained.

The Governing Documents Committee has been working diligently on the covenants for over a year and submitted its draft after many community meetings to the Board. The Board has approved the draft following legal review and has authorized submission to the membership for approval.

Each Driftwood Key property owner will be sent a ballot along with the proposed covenant revisions with the request to review and vote on the provided ballot by December 17. Informational meetings by Ad-

dition will be held in early November. Ballots can be returned by mail or in person to the Driftwood Key Office or to any of the covenant team leaders that have volunteered to help mobilize the vote.

We look forward to community support of this significant project that has the potential to strengthen our community and increase our property values.

On other fronts the Board has begun work on the restroom and parking area projects along with the clean up of the beach habitat area.

We are blessed with a wonderful sense of community and volunteers that enable us to improve our community at low cost. The Board thanks you for your support and appreciates the opportunity to serve you.

LOT MAINTENANCE*by Constance Borgomainerio*

Your Lot Maintenance Committee met on October 9 and completed site visits that are currently being monitored for view obstructions and property maintenance.

One home on Bay St. that was being monitored for several months was vacated by irresponsible renters, and is now in foreclosure while trash and garbage continue to litter the yard. The Title Company will be contacted.

While It is very unfortunate that the current economic problems our country is experiencing has put so many in such difficult financial situations that it would cause property foreclosures, we sympathize with their hardship, but it would be most welcome if, for none other than simple courtesy, you would leave your property cleaned up before walking away from it.

Properties being monitored: J. Key; S. Amaral; D. Lara; J. Herman

FROM THE OFFICE:

The DK office will be closed for the Thanksgiving Holiday Thursday Nov. 22nd and Friday Nov. 23rd.

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EVENTS

by: Constance Borgomainerio

**GET READY FOR DRIFTWOOD KEY
ANNUAL TREE LIGHTING AND
SANTA CLAUS VISIT!*****SATURDAY, DECEMBER 8 at 6:00 pm****AT THE CLUBHOUSE*****CHRISTMAS CAROLLING***** HOT CIDER; HOT CHOCOLATE; COOKIES; POPCORN*****SANTA AND MRS CLAUS ARRIVING BY BOAT**

(elves too??)



This is a Club-sponsored event and there will be no charge, but we would like everyone to bring an item to donate to our local food bank.

If you want to prepackage a small, special gift for a child in your family for Santa to hand out (child



must be under 10 years of age), please tag it w/the child's first and last name (printed) and take to the DK office week of Dec. 3.

**NEW YEAR'S EVE PARTY**

Chairman Georgia Dray 425/381-1052

*(See details of New Year's Eve Party on **PAGE 9**)*

TREASURER'S REPORT*by Mary Bryant*

We are still processing the payment of dues and assessments in the office. Thank you to the members who have paid their dues and assessments on time and in full. We currently have a number of members who paid their DK dues late and failed to pay the late fees imposed in accordance with board policy. We will be sending invoices for these late fees to these members this month. Failure to pay upon receipt of these invoices could result in loss of club privileges and additional fees assessed on the unpaid balance.

Due to the failure of a few members to pay on time our revenues are under budget for the year to date. As of September 30th, 2012, our bank account balances were as follows:

Account Number	Account Name	Amount
10100	Club Operating and Maintenance (O & M)	\$2,165*
10110	Club O & M Savings	\$118,762
10120	Club O & M Reserve Savings	\$141,981
10200	Marina O & M Savings	\$42,382**
10210	Marina Future Replacement Savings	\$165,606
10300	Facilities Maintenance & Restoration	\$33,495
10310	Building and Maintenance CD	\$5,507
10400	Harbor/Dredging Savings	\$98,398
10900	Architectural Control Escrow	\$1,472

The Budget Status as of September 30, 2012 is as follows:

REVENUE:

Revenue	Total Annual Budget	YTD Revenue	YTD Budget	YTD Budget Variance
40000-Club Revenue	\$169,450	\$155,620	\$162,371	(\$6,751)
41000-Marina Revenue	\$98,370*	\$88,569	\$94,870	(\$6,301)
42000-Facilities Maintenance and Restoration	\$11,650	\$11,089	\$11,643	(\$554)
43000-Harbor & Dredging Fund Revenue	\$103,686	\$98,683	\$103,624	(\$4,941)
Total:	\$383,156	\$353,961	\$372,508	(\$18,547)

*Overstated by \$2800 due to error in 2012-2012 Budget, Revision 1

Continued on next page "Treasurer"

Continued "Treasurer"

EXPENSES:

Expenses	Total Annual Budget	YTD Expenses	YTD Budget	YTD Budget Variance
60000-Club Expenses	\$149,030	\$64,359	\$63,939	\$420
61000-Marina Expenses	\$58,450	\$16,600	\$15,120	\$1480
62000-Facilities Maintenance and Restoration Expenses	\$3,000	\$0	\$750	(\$750)
63000-Harbor & Dredging Fund Expenses	\$3,000	\$178	\$1350	(\$1,172)
75000-Other Expenses	\$1,000	\$0	\$253	(\$253)
Total:	\$214,480	\$81,137	\$81,412	(\$275)

Member Delinquent Account Status:

As of September 30, 2012, the member account status is as follows:

# of members	Description of status	Amount
13	Members past due with prior liens	\$6,675*
20	Members past due	\$10,548
3	Members with liens making payments	\$6,190
22	Members making payments	\$6,437
1	Bank owned property	\$1,046
	Members with outstanding charges/fees	\$689
	TOTAL	\$31,585

*owed for current year

Members with Liens

The following members have liens that have existed for 2 or more fiscal years and are listed in the order of amount owed:

Studebaker, David Keating & Stanley, Michael & Christy Comstock, Robert & Sylvia Bayne, Walter & Kelly Somogyi, John Amaral & Fields, Scott & Monique Cole, Georgia	Cooper, Joseph Maycock, Ian Hartley & Stephenson, Steven & Margaret Perry, David & Malia Samuelson, Steven & Audrey Poole, Michael & Melanie
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GOVERNANCE DOCUMENT COMMITTEE

by Marilyn Johnson, Governance Document Committee chair (MJ@Driftwoodkey.com)

Covenants Ballots Arriving Soon

In October, the Board formally accepted the proposed covenants as approved by the Club's attorney and then authorized preparation of the voting packets. You should be getting your Covenants ballots in the mail soon!

Remember, covenants are what protect your DK property values! They define the owner rights and responsibilities, and they are recorded on your property title. They are interrelated with the Club's Articles of Incorporation and Bylaws, which define the Club's purpose and operations. Members voted on the amended Articles and Bylaws last year – now it's time to finish the job by approving the proposed covenants.

“why is it so important that these existing rules are added to the covenants? It's because covenants are recorded on property titles, which means all owners are on notice of the benefits and responsibilities of owning property in Driftwood Key” ...”

The revisions we have proposed are essentially restatements and clarifications of historic DK owner rights and responsibilities that we all should know about today. So why is it so important that these existing rules are added to the covenants? It's because covenants are recorded on property titles, which means all owners are on notice of the benefits and responsibilities of owning property in Driftwood Key. Most people abide by rules if they simply understand what the rules are.

“If the proposals are rejected and we retain our inadequate covenants, enforcement will remain a challenge”... “the Club will be forced to continue to spend excessive member dues on defending our poorly worded covenants in court”.

But having well-defined covenants also means that if someone chooses to not play by the rules, we as owners and the Club have a better shot at enforcement. The Club also has much less legal exposure to disgruntled owners that may file a legal challenge regarding some Club rule.

If the proposals are rejected and we retain our inadequate covenants, enforcement will remain a challenge when an owner will not cooperate. Worse, the Club will be forced to continue to spend excessive member dues on defending our poorly worded covenants in court when a disgruntled member files a legal challenge against the Club. I think all of us would prefer our member dues are spent on something more pleasant.

As owners, it's vital we grasp this chance to clarify our covenants. Once you receive your voting packet in November, please be sure to review the materials and cast your vote

Continued on next page “Governance”

by December 17th. Full details of the ballot are provided in your voting materials. The cover letter includes a schedule for a series of informational meetings in early November. Please plan to attend one of the meetings so you learn more and get all your questions answered.

Thanks to all who contributed to this effort. In addition to my seven- member committee who works so diligently on this task for more than a year, this work also reflect the ideas of the hundreds of owners who took the time to attend discussion meetings, send emails and talk to Board and committee members as this work progressed.

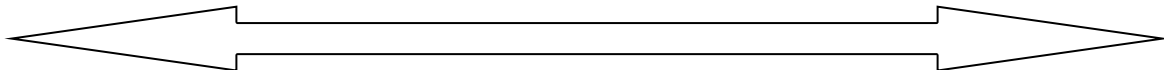
“Remember, covenants amendments require that owners representing a majority of the parcels within an addition approve of their addition’s proposed covenants.

A missing vote must be treated as a “no” vote, so we need all owners to return their ballots”

This has been a real community effort – but the task is not over yet.

Talk about the importance of this ballot with your DK friends and neighbors, and encourage everyone to return their ballots. Remember, covenants amendments require that owners representing a majority of the parcels within an addition approve of their addition’s proposed covenants. A missing vote must be treated as a “no” vote, so we need all owners to return their ballots.

Let’s make sure the voters decide this ballot, rather leaving it to apathy to decide for us.



The Keynotes is published monthly at Hansville, Washington by the Driftwood Key Community Club.

The purpose of the Keynotes is to give the membership an overview of the Board activities, to provide information about activities and to highlight issues important to the members.

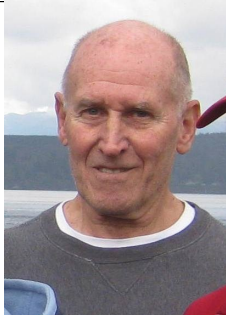
Comments are welcome.

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**BUILDINGS AND GROUNDS**

By John Remington

Committee Appointments. Building and Grounds has been restructured and assigned the following members:

John Remington, Chairman

Jack Larrison

Steve Lindberg

Don Williams

Weeds at 2 acre area behind Clubhouse. Carin Anderson who administers the Backyard Habitat Grants contacted us on Friday, September 21st, that she was looking for a project for a crew from the Women's Mission Creek Department of Corrections for Tuesday the 25th and wanted to bring them out to weed the 2 acre area behind the Clubhouse.

The five-person crew arrived with their supervisor at 9AM and worked till their 2:30 departure time. They worked extremely hard pulling up the Scotch Broom and the blackberries. Carin and I carried them to her pickup and she made two trips to the dump with huge loads each time. The girls got all of the Scotch Broom out and most of the blackberries.

We need to acquire a 60" 'Weed Wrench' like the County brought to the site and used in the Scotch Broom removal and then organize an additional work party of local volunteers to finish the blackberry removal. Carin subsequently put me in touch with Lisa Rillie, of WSU Kitsap County Extension, who has these devices and will loan them out without charge for anyone removing noxious weeds. When we have a date set and volunteers lined up we will reserve one.

Clubhouse exterior. The Caretakers have finished prepping, priming and painting the large south wall of the Clubhouse, which because of its greater exposure to the sun was badly deteriorated. They are gradually working their way around the building.

Beach Interpretive Signs. Bob Bock moved them to his shop and is making repairs to the Sand Dollar and Jellyfish display vandalism. This basically means recreating the signs and the work required to pour and contain the resin is slow and tedious.

The two signs will be relocated adjacent to the Mountain display nearer the Clubhouse when repairs are finished.

Missing Red Vinyl Chairs. Twenty of the old steel frame/red vinyl chairs were retained in the chair storage room for use by the Tuesday/Thursday exercise group. The new plastic chairs are too light for them to lean on during certain exercise routines.

Someone has removed five of these old chairs from the Clubhouse and we ask that whoever has them please return them.

NEW YEAR'S EVE PARTY

Monday, December 31st 8PM to midnight
DK Clubhouse

\$35.00 per couple

\$25.00 single

DWK Resident must accompany guests



DJ Music Dancing
Champagne toast and dessert
at midnight



Bring your beverage of choice and an Hors d'oeuvre.

Seating is limited — no refunds - Don't be disappointed, get your reservation in early!

NEW YEAR'S EVE PARTY 2012 RESERVATION

NAME: _____

NUMBER IN PARTY: _____ AMT. ENCLOSED: \$ _____

Checks payable to: "Driftwood Key Club"

DROP OFF OR MAIL TO: Ruth Thomas,
 5006 Canal Lane,
 Hansville, WA. 98340 Tel: (360) 638-1982

POLICY AND PROCEDURES COMMITTEE

By Don Jones

The Board has approved seven policy and procedure documents since my last report in August:

Rules Governing Employee Behavior (EM02)

Harbormaster Duties (EM04)

Inventories of Club Property (CP15)

Enforcement of Rules and Regulations (BR08)

Treasurer Responsibilities (OC03)

Supervising Office Operations (OC15)

Club Insurance (FN03)

The “Enforcement of Rules and Regulations” policy now includes a provision for charging a administration fees for members not following the rules as well as a list of eight (8) privileges that may be suspended or revoked by Board action. The “Harbormaster Duties” policy now includes a provision relating to the collection of guest moorage fees as well as clarifying that the Harbormaster is the first point of contact (not the Office) regarding most marina and harbor matters.

Copies of all of these documents can be found on the Club’s website (“Governance Documents”) or obtained from the Office. Up next for Board review are more *Finance* related policy documents including “Budgeting,” DKC Funds and Accounts” and “Security and Control of DKC Funds”. Drafts on these subjects are being reviewed by the Policy and Finance Committees.

The Committee has distributed to the Trustees a totally revised edition of the *Board Handbook*. This *Handbook* includes the latest DKC governance documents (including the Bylaws, the Covenants and over 50 Board approved policies and procedures). The *Handbook* serves several purposes: assists new Trustees to get up to speed, discourages Boards from “reinventing the wheel”, assists Trustees in making more difficult policy decisions and provides continuity from one Board to another.

Our committee meets monthly. If you have input on committee activities, please contact me or our Board liaison, Mary Bryant.



Driftwood Key Club November 2012



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
DK Covenants Meeting Schedule						
Addition	Weekend	Weekday Evening	Weekday Daytime	1) 8:30AM Strength Weight Group 12pm Drifters 7:00PM DKC Board Workshop	2) 9 AM Line Dancing	3)
1 st Addition, DK plat, Driftwood Shores	Sat. Nov 10 th at 2 PM	Tues. Nov 13 th at 7PM	Thurs. Nov 8 th at 12 PM			
2 nd Addition and Park	Sat. Nov 10 th at 12PM	Mon. Nov 5 th at 7PM				
Additions 3, 4, 5, 6, 8, 9, 10, 11, 12	Sat. Nov 10 th at 10 AM	Wed. Nov 7 th at 7PM	Thurs. Nov 8 th at 10AM			
7 th Addition	Sat. Nov 10 th at 4PM	Mon. Nov 12 th at 7PM				
4)	5) 9 AM Line Dancing 1PM Knitting Club <u>COVENANTS MEETINGS</u>	6) 8:30AM Strength Weight Group	7) PSA meeting 6pm <u>COVENANTS MEETINGS</u>	8) 8:30AM Strength Weight Group <u>COVENANTS MEETINGS</u> 7:00PM DKC Board Workshop	9) 9 AM Line Dancing	10) <u>COVENANTS MEETINGS</u>
11)	12) 9 AM Line Dancing <u>COVENANTS MEETINGS</u>	13) 8:30AM Strength Weight Group 10AM-2PM Garden Club <u>COVENANTS MEETINGS</u>	14) 12pm-2pm Hansville Ladies Aid 6pm PSA meeting	15) 8:30AM Strength Weight Group	16) 9 AM Line Dancing 1PM-3PM Bunco	17)
18)	19) 9 AM Line Dancing 1PM Knitting Club	20) 8:30AM Strength Weight Group	21) 6PM PSA Board Meeting	22) Thanksgiving DK office Closed	23) 9am Line Dancing DK office Closed	24)
25)	26) 9 AM Line Dancing	27) 8:30AM Strength Weight Group	28)	29)	30)	

Board of Trustees and Committee Chairs

President: Larry Schwerin 881-0346 (360) lschwerin21@gmail.com

Vice President: Bill Buegel 638-0071 (360) wabuegel@mac.com

Docks and Waterfront, Architectural Control

Secretary: Deanna Jacobsen 297-3152 (360) deannajjacobsen@comcast.net

Treasurer: Mary Bryant 638-2987 (360) mary_bryant76@hotmail.com

Trustees:

Alan Arnesen 638-2093 (360) acspecialists@hotmail.com

Pool Committee - Storm Water

Constance Borgomainerio 638 0286 (360) Constance@Borgomainerio.com

Lot Maintenance - Events

Cindy Brooke 638-2567 (360) info@brookeproducts.com

Joe Dray 881-0438 (425) joedray@comcast.net

John Remington 638-0533 (360) redondo_john@hotmail.com

Buildings and Grounds - GHAAC Rep.,

Volunteers:

Mark Bell Nominating 638-1263 (360) bellms1@hotmail.com

Robin Bookey Web Site 638-1193 (360) Driftwoodkey.org

Bruce Cosacchi KEYNOTES 638-2074 (360) sailor54@centurytel.net

Don Jones Policies & Procedures 638-1981 (360) djfrogg@comcast.net

Marilyn Johnson Governance MJ@Driftwoodkey.com

Max Wisner Harbormaster 204-0622 (360)

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DRIFTWOOD KEY CLUB

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