

# Gamblewood Gazette

A Quarterly Newsletter

Fall 2010

**Special meeting alert**

Our attorney has recommended changes to bring the GCC By Laws up-to-date; a special meeting will be held Oct. 20.

Page 2

**Who let the dogs out?**

Loose and noisy dogs have been an issue for some Gamblewood neighbors—what can we do about it?

Page 2

**GCC on Facebook**

Join the Gamblewood Community Club group and get the social scene moving! You can also follow on Twitter.

Page 2

**GCC Board & meetings**

Meet the 2010-2011 Gamblewood Board of Directors and find out when and where the meetings are held.

Page 2 & 3

**Community notes**

Park seasons; contact information; fall safety; volunteering.

Page 3

**The GCC website**

Gamblewood.org is back. Visit the site for meeting dates, more up-to-date news, email contacts and more.

Page 3

## Annual Meeting

The following is a summary of the news from GCC's Annual Meeting held on June 12.

**Pre-meeting Fun**

Music and tasty food was on the menu for the pre-meeting BBQ this year. Good old-timey tunes were provided by local band Dog Fish Creek and Donna Elena once again manned the grill to feed those who showed up for this important community event.



Members of the local band Dog Fish Creek entertain during the pre-meeting BBQ.

**Accomplishments**

Board members reported on their duties and accomplishments (as well as some problems) over the preceding year. Highlights included a new public venue for monthly Board meetings (see Board Meeting notice for details), numerous maintenance and repair projects in our parks, an Eagle Scout project that installed a new play structure at the beachfront park, dog poop bag dispensers installed at both parks, monthly cleanup along Gamble Bay Road through our neighborhood, Earth Day community cleanup, and ongoing work with our

lawyer to consolidate and update our legal documents (see special meeting notice).

**Future Goals**

In addition to completing and hopefully passing restated GCC By Laws we will be working with our lawyer to consolidate and restate our covenants (then we can begin looking at updating and improving them).

Motions by members that were discussed and passed include: Installation of horse shoe pits at the beach park (depending on total cost, additional picnic tables were also approved); Purchase and installation of additional aggregate benches around the fire pit; Create an improved pedestrian entry around the gate at the beach park entrance; Investigate adding electrical power to the beach park; Installation of sign to remind drivers into the beach park that children are at play in the area in hopes of reducing traffic speed; Purchase of an official GCC laptop so that member information and records are not kept on private computers; Improvement of the ball field at the beach park.

**Filling of Board Vacancies**

The last bit of business was to fill three Board seats as members Gus Holstein, Phil Elena and Diane Green had terms expire. Gus and Phil offered to serve again and were nominated and elected. Diane decided to decline another nomination after giving much time and energy over 2 years as communications officer.

Tori Dougherty stepped up to volunteer and was elected to fill the fifth Board seat. Tom Moench and Tom Twigg continue to serve existing terms.



Board President Tom Moench leads the meeting in the park on a beautiful sunny day.

**Wouldn't it Be Nice?**

The last thing to say about the annual meeting is that it (and your community) would benefit from greater participation by our membership. We seem to always see the same faces at the meeting—it would be wonderful if more of you could make it in the future. If you have a conflicting engagement and can't make it please consider sending a proxy to represent you. Did we mention there is free food?

**All the Details**

Complete Annual Meeting minutes may be downloaded (PDF) at <http://bit.ly/d9qEk0>.

## Special Meeting October 20

The GCC Board has been working with an attorney to gather all of the many legal HOA documents that have been created since 1967, consolidate them and restate them so that we have a known base from which to move forward. This summer work on the By Laws was completed—they have been restated (rewritten to be more clear and understandable without changing their meaning) and recommendations have been made by the lawyer for a new amended version with basic improvements (generally eliminating ambiguity and conflicting rules and bringing them up to date). A special meeting is being held to ask members to approve these amended By Laws.

The By Laws are the governing documents of the HOA that describe how the Board is formed, give and limit Board authority and define liabilities. They also state requirements for meetings, notices, processes for approval of rule and dues changes and the like.

**The By Laws are not related to the covenants that define rules about what members may or may not do on/with their properties (to clear up any confusion about this).**

A special meeting will be held at **7:30 PM on Wednesday, October 20, at the North Kitsap Fire & Rescue station** to review, discuss and vote one the recommended changes to the GCC By Laws. (Links to PDF versions of the restated and recommended versions of the By Laws will also be available on the [Gamblewood.org](http://Gamblewood.org) website for review.)

To vote you must be present (or send a proxy with a signed letter from you) and be in good standing (your dues are up-to-date).

After the By Law changes are (or are not) approved the Board will continue working on the next step which involves a similar process with the GCC covenants.

These are important steps that should make it easier for realtors, lenders, and title companies to work with Gamblewood members and home buyers. GCC President Tom Moench has given a lot of his time into getting us to this point—I for one appreciate his efforts and dedication in taking care of what has been a longstanding problem of disparate documents that span decades for our community.

*-Tom Twigg  
GCC Communications officer*

## Do You Know Where Your Dog is?

It is probably an issue in almost every community—loose dogs that poop in your yard, scare your kids, pee in your garden or bark at all hours. A number of members have contacted the Board about this problem and have asked us to address it. The truth is that there is not a lot the Board can do besides remind everybody to try to be better neighbors and keep your animal on a leash or fenced. Grab an extra poop bag or two next time you walk past one of the parks and tie it to your leash so you will always be ready to clean up after your dog. If your dog barks while you are away from home please consider kenneling them indoors.

If you have a problem with a known neighbor's dog, first try a friendly talk to explain the issue. If that fails it may be to time to contact the county. For a barking dog problem call 360-337-5777 to start a complaint, all other types of complaints should call 360-692-6977 ext. 7216. We are at somewhat of a disadvantage here in an unincorporated area of Kitsap so an extra effort to solve the problem between neighbors in a friendly way may pay off in more ways than one.

## Gamblewood wants to be your friend



Gamblewood Community Club now has a group on Facebook, which could be a great way for GCC members to keep in touch, plan social events in the park (smores around the fire, live music,

play dates for the kids, even movies were ideas that were discussed), etc. If you are already on Facebook just search for Gamblewood Community Club and join the group or use the link from the [gamblewood.org](http://gamblewood.org) site. If you aren't on Facebook you might consider joining, it is free and a great way to keep in touch with friends.

You can also keep up with meeting announcements and community events by following Gamblewood on Twitter at [www.twitter.com/gamblewood](http://www.twitter.com/gamblewood).

## Your GCC Board

The Gamblewood Community Club Board is made up of 5 members with staggered terms (one 3 year term, two 2 year terms and two 1 year terms). This past June (2010) Phil Elena, Gus Holstein and Diane Green had terms expire -- Phil and Gus offered to serve again and were re-elected at the annual meeting, Diane chose to decline another nomination after giving much time and energy to the community over 2 years on the Board as communications officer. Tori Dougherty stepped up and offered to take the open seat and was elected to fill the Board's fifth seat.

Board positions are worked out among the Board in a special meeting following each annual meeting. Monthly meetings are usually scheduled on the 3rd Monday of the month and are held at the North Kitsap Fire & Rescue station on Miller Bay Road. The meeting is open to the public from 7:30 - 8:30. Check meeting notices on the [Gamblewood.org](http://Gamblewood.org) website for any changes.

The present Board members and their positions (complete with bios) are as follows ...

### Tom Moench - President

This is my fourth year on the board and my second as President. I have previously also served as your Treasurer and Vice President. My family and I have lived here for four years now and I'm happy to see the improvements that have been made to this community. I look forward to working hard for you and continuing to make this a great place to live.

### Gus Holstein - Vice President

Having served 32 years in our United States Navy I had the opportunity to live in many lovely parts of our great Nation. My last assignment was at Pearl Harbor, Hawaii and from there I moved to Mesa, Az. It didn't take me long to realize that this Sailor is not going to function well in the desert. Of all the places I lived, the Great Northwest was without question the absolute best...so, in the year 2000 I began employment with the Department of Defense and relocated to Kitsap County. My wife Evy and I moved into Gamblewood in 2003. We love the location, the neighbors, and the closeness of the community. We try to stay involved in community affairs. We are member of the Sons of Norway, Bremerton Elks Lodge # 1181 and Evy, current President of the Kitsap Arts and Crafts Festival, which last year officially moved to Kingston! Serving on this board is a small token of giving back to this community.

*(continued on page 3)*

**Tori Dougherty - Secretary**

Originally from Michigan, my husband, Ryan, and four-year-old daughter, Grace, have been living in Washington since December 2009. This September marks our first full year living here in Gamblewood. Our family is rounded out by an active golden retriever and a sweet sheltie. During time off from my Masters in Teaching program and Ryan's Navy submarine duty, we enjoy exploring the Olympic Peninsula, camping, and snowboarding. I look forward to doing what I can to help improve our neighborhood!

**Phil Elena - Treasurer**

Originally from New York State, Donna and I moved to Seattle in '79. We spent years living in the Mountlake Terrace/Lynnwood area. Even in '91 real estate was a bit more than we could manage so we took the Edmonds ferry and found Gamblewood Community. Our son Christopher was 14 at the time and used to take the bus in front of our house to North Kitsap. He now has a family of his own with a boy (5) and girl (8). Our cat Pookie was with us back then and used to love getting lost in the "jungle" out here. She has since passed, but we have another (Fiona) who we are striving to keep indoors. I think we have a good board and know that we will make every effort to help make Gamblewood Community a place that everyone can enjoy.

**Tom Twigg - Communications**

My family has lived in Gamblewood since early 2005 after moving from Alaska. This will be my fourth year serving on the GCC Board (the second after a 2 year break). We have two young children who enjoy the park and playing with friends in the neighborhood. My primary concerns as a board member are the safety and well being of our community's children and working to make our parks places that we can all enjoy and be proud of.

## Community Notes

**Park Seasons**

The gate at the beach park will close on Oct. 15th and will remain locked until April 15th, 2011. As noted in the Annual Meeting summary, a project to improve the park entrance for those on foot was approved so soon ducking under the gate or around onto private property during the winter months will not be necessary.

Those using the park on foot during the winter months are reminded that posted hours

still apply (9 a.m. to 10 p.m.). Late night parties are not allowed and too frequently result in vandalism and litter that is expensive to the community—police will be notified of activity in the park after 10 p.m.

**Contacting GCC****Pager**

1-800-642-8169 is the pager number for contacting a GCC representative. Please remember that GCC Board members are volunteering their time to our community and will do their best return your call in a timely manner.

**Mail**

Dues payments and any other GCC correspondence should be addressed to:

Gamblewood Community Club  
P.O. Box 69  
Kingston, WA  
98346

**Courtesy**

Please do not contact GCC Board members, the park gatekeeper or parks groundskeeper directly by phone or at their residence -- please use the pager number above or use the contact form on the Gamblewood.org website to send us an email.

**Meeting policy**

Board meetings are scheduled once a month and take place at the North Kitsap Fire & Rescue station on Miller Bay Road, members are welcome to attend from 7:30 - 8:30 for the open portion of the meeting. If you would like to address the Board or propose an agenda item for new business it would be helpful to give us a heads-up via email using the contact form on the Gamblewood.org website. It would be great to see more of the community get involved.

**Halloween**

Just a reminder that Halloween isn't far off and kids of all ages will be wandering around in the streets in the dark. If you are driving please use extra caution—if you are out on foot please take flashlights/headlamps/glow sticks and make yourself seen (good advice for anyone out in the neighborhood after dark on any night).

**Volunteering**

Many great ideas are suggested to the Board during the course of the year, but there is only so much that your volunteer Board has time to take on. If you have an idea for improving our community that might take more time than resources to pull together we invite you to

head up the effort. Contact the Board (see above) and we will try to support your efforts if they seem in keeping with the general goals of improving this place we all call home.



**More music in the park? Just one of the ideas put forward by members during the Annual Meeting — you could help make it happen!**

## The Web Site

The last year was a challenging one for Gamblewood on the web—somehow the domain we were using (gcc.info) expired and the host that had been set up for us by a previous Board member who had moved out of the community couldn't help us get back up and running. Finally it was decided to return to the Gamblewood.org domain and start over with a local hosting service (this time right here in Kingston). We are slowly building that out to be more useful. Use it to find out about meeting dates and other news, links to downloads of past Gamblewood Gazettes and other documents, a handy email contact form and more to come. Find the new site at [www.gamblewood.org](http://www.gamblewood.org).

**Dues/Lien Reminder**

If you haven't paid this year's dues yet you have until Nov. 1, 2010 to communicate with the Board and work out a payment plan. Members who fail to even contact the Board and discuss a plan will have liens places on their property. So please—contact the Board!

Gamblewood Community Club  
P.O. Box 69  
Kingston, WA  
98346

**Return postage guaranteed**