

# Gamblewood Gazette

A Quarterly Newsletter

Spring 2012

## Annual Meeting [& BBQ]

Saturday June 9th at the Waterfront Park:  
BBQ 1pm, Meeting 2pm

The GCC Bylaws specify the annual meeting fall on the 2nd Saturday in June. We will post the Rt 104 sign the week prior as a reminder.

The Annual Meeting, in addition to taking care of needed HOA business, is a great opportunity to get to know your neighbors. Everybody is welcome to attend and participate in discussions (renters included), but voting is limited to owners who's dues are paid. You can pay your dues at the meeting.

If you cannot attend, please consider giving your proxy vote to a neighbor or tenant to represent you. Proxies must bring a signed note from the owner they are representing.

The Annual Meeting is preceded by a community BBQ featuring hamburgers, cheeseburgers, hot dogs, salads, chips, drinks, cookies and, we hope, live music.

## Covenant Changes?

The Board has been working to bring our 40+ year old covenants up to date. Thank you to those who made suggestions. Here are a few changes that we will be seeking approval to make in the coming months:

- Change the number of allowable pets from 2 to 4
- Allowing a few laying hens (no roosters) within guidelines
- Adding some flexibility to signage rules
- Restricting future mobile homes to lots that already have one

Our current covenants require any changes to be approved by 65% of our membership. This will be a difficult standard to meet but we will try to gather enough votes through mailed ballots, in-person voting at the annual meeting and a door to door drive if necessary. Failure to obtain the necessary votes on all or any changes will mean we continue on with the covenants already in place.



## We Need You!

Since GCC Board President Tom Moench moved out of the community last year, we've operated with a vacancy on the board. Please think about supporting our community by joining the GCC Board. We'll be asking for nominations at the Annual Meeting on June 9th.

## Community Yard Sale

Saturday June 23rd

Take advantage of the advertising that will be placed in area newspaper and Craigslist and the draw of a community sale. A lawn sale is a great opportunity to declutter your home and garage and make some money.

## Building Community

One of the great things about online social networks is how easily you can communicate with others. If you haven't already joined the GCC Facebook Group, please read on for reasons to do so.

The GCC Facebook group members are the first to know about stuff happening in Gamblewood. It can also help you get to know your neighbors and build strong community.

Use it to propose "meet ups". Find people to kayak, carpool, or jog with.

## Who Do I Contact If...?

The GCC Board is often contacted to respond to a variety of issues. Reaching out to our volunteer board members can cause delays in the resolution of important issues. Here are examples and suggestions for where to start.

- I see suspicious or illegal activity: Please call the police (9-1-1) immediately to report.
- My neighbor's actions are creating a health hazard: Contact the Kitsap Public Health District at (360) 337-5235 or their [website](#).
- Something needs repair at one of the parks: Contact the Board (see options in footer)
- I have questions about my GCC Dues: Contact the Board (see options in footer)
- A Realtor needs HOA information: Check the GCC website first. For property-specific info have the realtor call or e-mail the Board.
- My neighbor is violating one of GCC Covenants: Our covenants give each member legal standing to sue or claim damages in court. If your property value or enjoyment of property is being damaged by an infraction of our community rules and polite discussion with your neighbor does not resolve the issue, legal action may be required.

## Holiday Light Winners

Yes, it **has** been a while since holiday lights have been on display (for most of us). We posted this on the website and on Facebook a while ago.

- 1st place:** the Gilkersons at 27584 Serene  
**2nd place:** the Baileys at 5886 Gamblewood  
**3rd place:** the Thorntons at 5435 Haig  
**Honorable mentions:** 5718 Gamblewood (the Rudmans) & 5630 Grove (the Trimbles)  
**Street Spirit recognition:** 1) Haig; 2) Grove; and 3) Baywood.

Congrats to the winners! Contributions have been made to local charities in the names of those placing 1st, 2nd & 3rd.

Connect with the GCC Board and with your Neighbors (GCC web page: [www.gamblewood.org](http://www.gamblewood.org))

E-mail: [gamblewood.cc@gmail.com](mailto:gamblewood.cc@gmail.com)

Leave a phone message at: (360) 362-0148

On Facebook: Gamblewood Community Club

On Twitter: Gamblewood CommClub (@Gamblewood)



**GCC Contact Options:**

Gamblewood Community Club  
PO Box 69  
Kingston, WA 98346

Web: [www.gamblewood.org](http://www.gamblewood.org)

Facebook:  
Gamblewood Community Club

Twitter:  
Gamblewood CommClub  
(@Gamblewood)

Phone (leave a message):  
(360) 362-0148

**Event Calendar:**

**Annual Meeting:**  
**Saturday June 9th**  
**Mtg at 2pm (BBQ at 1pm)**

**Annual Community Wide Yard Sale:**  
Saturday June 23rd

**Upcoming Board Meetings:**

The GCC Board meets at 7:30 pm on the 3rd Monday of the month at the [North Kitsap Fire & Rescue building conference room at 26642 Miller Bay Road NE, Kingston, WA 98346](#).

Executive Session starts at 7 pm  
Public Session starts at 7:30 pm

May 21st, 2012  
June 18th, 2012  
July 16th, 2012

**Reduce GCC Costs:**

Sign up to receive the Gazette by e-mail and reduce our printing and postage costs.

Send an email with your mailing address to [gamblewood.cc@gmail.com](mailto:gamblewood.cc@gmail.com) with the subject line "Email List Opt In".

Haven't paid your GCC home-owners association dues?  
.....

Mail your check to:  
Gamblewood Community Club  
P.O. Box 69  
Kingston, WA 98346

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