

# Gamblewood Gazette

A Quarterly Newsletter

Spring 2011

## **GCC Board update**

*We need a few people to make a commitment to our community by joining the Board at the upcoming Annual Meeting.*

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## **Bylaws vote**

*We will be voting on accepting our attorney's recommended Bylaws changes at the Annual Meeting Sat., June 11.*

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## **Lucky Horseshoes**

*Get some horseshoes and head on down to our waterfront park to enjoy the new horseshoe pits!*

## **GCC Board meetings**

*Meetings are held monthly at the North Kitsap Fire & Rescue meeting room. New Board will set day, check website for news.*

## **Community notes**

*Law enforcement officers investigate oyster harvest at GCC beach. Woods can be fun but also dangerous place to play—be careful!*

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## **The GCC website**

*You don't have to wait for a newsletter to find out what is happening in your HOA - just visit gamblewood.org.*

## Annual Meeting Time Again

Yes, another year has passed and it is time for another Gamblewood Community Club Annual Meeting, mandated by our Bylaws to be held the second Saturday in June, that falling **on the 11th this year**. The official meeting begins at 2:00 pm and runs until business is concluded (every attempt will be made to move it along). The sign along the road on 104 will go up the week prior to help you remember.

Typically we get only about (the same) 25 owners represented at these meetings, which is rather sad when you consider this is well under 10% participation. In addition to reviewing the previous year we elect new Board members, vote on projects we would like to see happen in the coming year, bring up community concerns that might require action to assure Gamblewood safety and well-being. This year we will also be asking you to vote on adopting our attorney's amended Bylaws and talking about getting a Covenants review underway.

In addition to taking care of needed HOA business, the meeting is a good chance to get to know your neighbors and show that you care about our community. Everybody is welcome to attend and participate in discussions (renters included), but voting is restricted to owners who are current with their dues (you may pay your dues at the meeting).

If you cannot attend please consider giving your proxy vote to a neighbor or tenant than can represent you. We just ask that proxies bring a signed note from the owner they are representing. We hope to see you there!



**Last year those attending the Annual Meeting voted to have horseshoe pits installed at the park. Area scout Cole Coddington took that project on for us, even adding a nice table to use while enjoying your game or just watching.**

## OMG GCC BBQ

The Annual Meeting is always preceded by a community BBQ and this year is no exception. Hamburgers, cheese burgers, hot dogs, salads, chips, drinks, cookies, all enjoyed in our very own jewel of a waterfront park.

Last year we enjoyed live music provided by a neighborhood band—we are hoping to make similar arrangements again this year.

The BBQ is from 1:00 pm to 2:00 pm, Sat., June 11th. All Gamblewood residents are welcome, food is free, bring a smile to pass.

## Community Garage Sale

Another annual event, this year's GCC community-wide garage sale event will be held Sat., June 25th. Take advantage of the advertising that will be placed in area newspapers and Craigslist and the draw of a community sale to find new homes for your unwanted stuff and make some money to boot. Last year the competition between lemonade stands was intense, so don't forget to get the kids involved!

## A Few Good Men & Women

The GCC Board is losing another member this summer as our President Tom Moench leaves our neighborhood. Tom has given 4 years to the Board, serving the last 2 years as President, has contributed greatly and will be sorely missed.

Your community needs you. This means that only Phil Elena (current Treasurer, served on the Board the last 5 years) and Tom Twigg (yours truly, Communications officer and acting Vice President, served last 4 of 6 years) will be the only members able to return, leaving 3 vacant seats.

None of us would lie to you, it isn't a lot of fun and sometimes it feels like all your volunteerism gets you is the ire of those who feel like we either aren't doing enough or doing the wrong thing—but this is our neighborhood, it happens to be an HOA that requires a Board to do its business, and some of us realize that creating or maintaining the kind of community we want to live in takes some effort. Please consider joining us in that effort, come to the Annual Meeting on June 11th and volunteer to serve on the GCC Board.

-Tom Twigg  
GCC Communications officer

## It's Working!

Last year the Board voted to drop what we felt to be onerous late fees on overdue GCC dues and rely instead on liens on those not willing to work with the Board to make a good-faith effort to get caught up. There was some skepticism that this approach would work, but we are happy to report that our collections are up. Treasurer Phil Elena says that we are approaching 80% payment rate among owners this past year, the highest collection rate in recent memory.

Please watch your mailbox for this year's dues notice and try to take care of your obligation in a timely manner. We understand these are difficult times for a lot of people and are willing to make payment arrangements with anybody that finds \$50 too much to pay in one lump sum at the moment. Dues can also be paid at the Annual Meeting on Sat., June 11th.

*Did you know that we have the lowest HOA dues in the state? That doesn't make it any easier to pay but perhaps just a little easier to take.*

## Put Some Social in Your Club



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 site. If you aren't on Facebook you might consider joining, it is free and a great way to keep in touch with friends.

Your community is what you make of it, this is an easy way to get involved, interact and bring some real social interaction to our community club.

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).

## Parking in the Park

This just a reminder to please use the parking area at the Gamblewood Waterfront on the right (east side) of the circular drive. The grass area in the circle, the area to the water side of the Porta-Potty, the drive itself should only be used for overflow parking (like when you come in hordes for the Annual Meeting).

Also, all vehicles must be out of the park by dusk when the gate is closed for the night. Please don't make the gate keeper come find you.

## Vandalism Blues: A Refrain

The problem that never seems to go away. Since the waterfront park opened its gate to vehicles on April 15 we've seen one of the concrete benches around the fire pit broken twice, the first time our handyman was able to fix it, the second time it was broken badly enough that the top is having to be replaced.

Shortly after opening day somebody dragged one of the garbage cans down to the beach

and dumped its contents onto the tidal flat, only to be spread up and down the beach and into the boulder retaining wall by the following tide.

A number of residents have reported finding used syringes in both parks. I don't like having to report that, but you need to know.

It has been said before but warrants saying again—the best way we can protect our community parks (and the kids who use them) is to use them well—your presence, **particularly family presence**, is a deterrent. If you see somebody treating your community property poorly or behaving in unsafe ways, stand up and say something, let them know we won't tolerate it, call the police if appropriate, contact the Board if you can identify trouble individuals.

## Harvest Warning

State Fish & Wildlife officers were recently investigating what they called an illegal harvest of oysters in front of the GCC park. Please make sure you have checked open seasons and harvest areas and have a license before heading out to collect any shellfish in our area.

## Park Notes

Ball field bases have been ordered and should be installed soon. The bark surface for the Border Way play park play area is due to be replaced, and new sand is being ordered for the swing area at the waterfront park.

Garbage collection in the waterfront park has long been an issue as Waste Management would not provide service to the cans (saying GCC could not add a residential type service), so we have placed the smallest dumpster that we could get in the park to get weekly pickup. You can continue to use the more convenient can near the shelters, the gatekeeper will see that the can is emptied into the dumpster before collection.

Resident Lynn Johnson spent many hours cleaning the little steam beds that run through the park woods of garbage that had accumulated over the years and has made it an even more attractive place. Thank you Lynn!

Please use care when exploring the woods around the park perimeter—recently a young girl was walking the woods on the west side of the park and got stuck in a boggy spot, sinking nearly up to her waste. If she hadn't had a friend who go for help she might have been stuck there for a long time.

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