



**MAY 2008 BULLETIN**

***Board Members***

**President**-Mike Jacobs

**Vice President**-David Fosmire

**Secretary**-Shannon Martsof

**Treasurer**-Pat French

**Activities**-Brian Branagan

**Building and Remodel-**

Robert Allen

**Clubhouse**-Harley O'Neil

**Grounds**-Kathi Peterson

**Reserves**-Richard Leary

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**Innis Arden Legal Matters**

**ERIC TRONSEN**

On April 5, 2008, Superior Court Judge Jim Rogers entered a default judgment against Eric Tronsen in the principal judgment amount of \$35,836.20 together with attorney's fees and costs of \$14,272.18 for a total including accrued interest of \$50,269.47. The judgment affirmed the Club Board's written decision of December 22, 2005 determining and declaring that Mr. Tronsen had allowed garbage, refuse, and rodents to accumulate on his property and had failed to maintain his property resulting in violations of Covenants 9 and 11. The Court further affirmed the Club Board's decision imposing fines commencing April 15, 2006 and provided for a mandatory injunction requiring Mr. Tronsen to bring his property into full compliance with the Covenants and Club By-Laws. The Club will be pursuing enforcement action including the sale of Mr. Tronsen's property if necessary.

**COURT OF APPEALS AFFIRMS JUDGE MERTEL'S DECISION IN THE ROBERT AND JANET CARLSON VS. INNIS ARDEN CLUB, HOLLINRAKE, RASCH, AND UBERUAGA CASE**

On May 19, 2008 the Court of Appeals, Division 1, affirmed Judge Charles Mertel's decision holding that Robert and Janet Carlson's challenge to the cross-enforceability of the Covenants is barred by res judicata and that the Club compliance process is valid. The Court awarded the Club its attorney's fees on appeal. The Court held that Judge Ellington's 1987 order in the Binns litigation was binding on all Innis Arden homeowners including the Carlsons. The Court observed that the notice issued by Judge Ellington to all Innis Arden homeowners that they could choose to join the Plaintiffs' class, the Defendants' class, or neither, additionally included the statement that all Innis Arden homeowners would be bound by the decision. Since there was no right of exclusion, the Binns orders were binding on all Innis Arden homeowners and their successors, including the Carlsons. The Court affirmed Judge Mertel's decision that the Club's Covenant compliance process was valid as the Club has inherent authority to enforce Covenant compliance under its governing documents. The Court affirmed the Club's Compliance By-Law authorizing the use of an outside

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Agenda for the June 10, 2008  
7:00 PM Board Meeting

1. Approve minutes
2. Committee Reports
  - A. Treasurer
  - B. President/Vice President
  - C. Secretary
  - D. Building and Remodels —  
Mallett: 18507 15th NW:—Changes to roof structure
  - E. Activities
  - F. Grounds
  - G. Clubhouse
  - H. Reserves
3. Board Agenda  
Ron Salvino, Bob and Deb Horvath, Jack and Betty Ward, Shirley Warnecke, and John Cox requested permission to remove 10 significant and 4 non-significant trees from Reserves C and D (Bear Reserve). Ron will work with Rick Leary to identify and mark the trees. We will need to consult with a geotechnical engineer to confirm that the trees are not in a critical area.  
  
YMCA will be making a presentation at the June board meeting about the new Y opening this fall on 192nd and Aurora.
4. Community Comments
5. Adjourn

### New Waste Collection Service

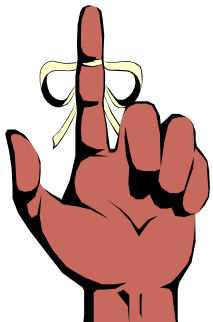
Cleanscapes delivered 32g containers to all IA residents, but they are billing based on the size of container you previously had with Waste Management. One resident was billed for his old 96g even though he is now using a 32g. Residents should verify that their billings line up with the size of their containers.

### Adopt a Road

Date: Saturday June 21st  
Time 10 AM-12 noon max.  
Place: Clubhouse.

Free bending, stretching exercise, short hike AND clean roadsides! Thanks!

### Reminder



If you plan on changing or adding any structure on your property (deck, garden shed, patio, remodel/addition) contact the Building and Remodels chair Robert Allen at 542-3219. This is your responsibility and obligation as a member of a covenanted community!

### Do you have any new neighbors?

If so, please contact the Hospitality Committee so they can deliver a welcome packet. The hospitality committee is:

**Lella Norberg 542-4949**

### Blockwatch Reminder

Please report criminal activity to police at 911 (emergency) or 296-3311 (non-emergency) as well as to your Blockwatch captain.

- Innis Arden I—Brian Branagan 546-6773  
bbranagan@yahoo.com
- Innis Arden II— We need a person to fill in as Blockwatch captain for this subdivision
- Innis Arden III—Tracy Landboe 542-1807  
landboe2@verizon.net

### Map Your Neighborhood Program

We've all been taught to call 911 in case of an emergency. But what if all the circuits are busy? What if available ambulances, fire and rescue units and police officers have already been dispatched to other communities in King County and the City of Shoreline? How can you help yourself, your family or your neighbors?

To make sure our community is prepared; the Block Watch Committee is bringing **Map Your Neighborhood**, a new state program for disaster preparedness, to the Innis Arden Community.

The training will be offered in community homes where you and your neighbors will inventory resources, skills and equipment, prepare contact lists and identify residents with special needs who would need help in an emergency.

To schedule a free **Map Your Neighborhood** training for you and yours neighbors, call Brian Branagan at 206-546-6773 or send e-mail to [iaboardactivities@gmail.com](mailto:iaboardactivities@gmail.com).

For more information visit the following websites: [www.3days3ways.org](http://www.3days3ways.org) and the King County Office of Emergency Management [www.metrokc.gov/prepare](http://www.metrokc.gov/prepare).

**2008 INNIS ARDEN TENNIS PROGRAM  
LESSONS JUNE 23 – AUGUST 1 (July 4<sup>th</sup> makeup on Aug. 4)  
TEAM THROUGH AUGUST 6**

For girls and boys ages 6-18. Non-residents are eligible to participate although residents receive first priority in registration of classes until June 10th.

Lessons run 6 weeks beginning Monday, June 23 through Friday August 1 (makeup Aug. 4), meeting twice weekly at the Innis Arden Courts.

Tennis Team – Players who are ready for matches are encouraged to sign up. We participate in the North End Junior Tennis League and play in 4 to 5 matches on Wednesday afternoons at courts in the north Seattle area. The schedule is determined by the league and will run July through Aug. 6<sup>th</sup>.

**THE CLASS ROSTERS WILL BE POSTED ACROSS FROM THE TENNIS COURTS. NO NOTIFICATION WILL BE SENT. CLASSES START ON MONDAY, JUNE 23.**

Please register by sending the following form, with check made out to **IAAC** (Innis Arden Activities Committee), to Kerry Ramsey, 18815 17<sup>th</sup> Avenue N.W., Shoreline, WA 98177 206-533-0888.

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2008 INNIS ARDEN TENNIS REGISTRATION FORM

CHILD'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_ AGE \_\_\_\_\_

**CLASS TIMES AND FEES**

___ Beginner (6-8 yr olds)	T/Th	10:15-11:00	\$75
___ Beginner (9 -11 yr olds)	M/W	10:15-11:00	\$75
___ Beginner (12+)	M/W	5:30- 6:30	\$85
___ Adv. Beginner	T/Th	11:00- 12:00	\$85
___ Intermediate	M/W	11:00-12:00	\$85
___ Intermediate	T/Th	1:00- 2:00	\$85
___ Adv. Intermediate	M/W	4:30-5:30	\$85
___ Adv. Intermediate	T/Th	12:00-1:00	\$85
___ Competition class (team priority, max. 6 players per class)	M/F	12:00 – 4:00, One hour class, both days, class to be assigned by skill level	\$100
___ TENNIS TEAM (12+ or permission)	WED	Matches 12:30-3:30	\$45
___ JUNIOR TENNIS TEAM (under 12)	WED	Matches 12:30-3:30	\$45
T-Shirt	Circle Size	YS, YM, YL, YXL, AS, AM, AL, AXL	\$10
Total for Child			

NOTES \_\_\_\_\_

**May 13, 2008 Minutes  
Innis Arden Board Meeting**

The meeting was called to order by Board President Michael Jacobs at 7:12 pm.

Board Members Present: Michael Jacobs- President; Shannon Martsof - Secretary; Bob Allen – Buildings & Remodels, Harley O’Neil - Clubhouse; Kathi Peterson – Grounds; Brian Branagan – Activities; Rick Leary - Reserves.

Board Members Absent: David Fosmire – Vice President; Pat French – Treasurer.

Minutes: A motion was made to ratify the April minutes, motion passed 7-0.

**Committee Reports**

A. Treasurer – Pat French: In Pat’s absence, the April report was brief: The cash balance at the end of April was at \$268,000 with the breakdown of \$181,000 available for operating expenses and \$87,000 for future contingencies. We do have legal fees receivable for \$46,000 and legal fees payable for \$9,000. In addition, Pat communicated via Kathi Peterson a concern with the bid for \$3,000 for proposed fencing around the dumpster adjacent to the clubhouse. Pat also suggested a locking mechanism for the dumpsters at the Clubhouse because they have been used by unauthorized parties.

**B. President - Mike Jacobs:**

- Mike reported that he received a May 9, 2008 letter on behalf of Crum & Forster and North River Insurance Company advising that there appears to be no coverage because of the applicability of exclusions under the Policy with regard to the Carlson I and Carlson II matters in litigation. Mike had originally received a reservations of rights and denial of coverage letter on May 16, 2006, but had persuaded North River to provide costs of defense which to date amount to \$200K. As an accommodation, North River will pay all defense costs incurred through May 31, 2008. The Board may retain coverage counsel to look into this. The effect of this recent letter is that the Club will be required to pay all costs and attorney's fees incurred after May 31st which will likely restrict the Club's ability to complete the Clubhouse remodel. The Board will consider this further when Treasurer Pat French returns from his business travels.
- Mike received a letter from an attorney representing the Rusts, David Bricklin, requesting that the fines imposed for covenant non-compliance be waived as the Rusts have pruned and taken down certain trees, are limited by City code from removing other trees, and have reached an agreement with the Morales. The Board scheduled a hearing to consider this request for June 11th at 7:00 P.M.

C. Vice President - David Fosmire absence – presented by Mike Jacobs: Scheduling the Rust hearing to consider abatement of fines on Wednesday, June 11 at 7:00 pm.

The Rusts, who were in attendance, are checking with their attorney about the availability of that date.

D. Secretary- Shannon Grady: In June, the local YMCA executive team and capital campaign chair, from IA, Steve Dunn, would like to appear on the agenda to share information about the new YMCA being developed on 192nd and Aurora.

E. Building and Remodels – Bob Allen: Nelson remodel submitted a complete application at 17113 13th NW, the board discussed the application. A motion to approve passed 7-0.

**F. Activities – Brian Branagan:**

- Wine Tasting. The Wine Tasting was well attended and got lots of good feedback from the community. Attendance was approximately 85 people this year and expenses for this event were down compared to last year.
- Ladies Night. Twenty-seven ladies from the community attended this Cinco de Mayo themed event that included margaritas, sangria, authentic Mexican food, a raffle and the debut of the Activities Committee’s new sound system. A great time was had by all. There was some discussion about having Ladies Night in February next year to maximize attendance.
- Salmon BBQ. Lella Norberg and Ken Beres will co-chair this event.
- Blockwatch. Brian Branagan will put an article in the May newsletter in an effort to inform potential block captains.
- Tennis. The announcement about tennis lessons went out in the last bulletin. The IA Club inquired about privacy netting/wind screening for the tennis court fencing along the 188th and clubhouse sides of the courts. Some members questioned whether this should be a IA Club expense as part of Grounds. Brian will contact Kerry Ramsey, the tennis program coordinator.
- Activities Committee coverage on IA Club liability insurance. The Declaration Page listed the name of the Activities Committee incorrectly. Brian will provide the correct name to the IA Club and request that the named insureds be updated. The policy provides \$35,000 coverage for personal property. Activities Members thought this was sufficient. It was noted that the Activities Committee carries its own D&O policy.
- Kitchen Remodel. Jeri Jacobsen and Jan Holbrook will represent the interests of the Activities Committee on matters concerning the remodel of the clubhouse kitchen. The Committee again discussed the importance of integrating into the design the appliances/improvements that the Committee has purchased for the kitchen in recent years.
- Music System. The Activities Committee agreed to purchase a single-unit amplified music/PA system with iPod docking station for use during Activities Committee events. The cost is \$313.00. Thank you to Betsy Rand for researching and finding this system.
- Event Binders. Jeri is working on collecting the notes.

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books for each of the Activities events.

## NEW BUSINESS

- **Permanent Signs.** Our current signs for Activities events have metal frames and need to be pounded into the ground. It takes considerable effort to erect the sign frames for each event, and then collect them all after the event is over. The Committee discussed the possibility of having permanent sign frames mounted in concrete. The Committee agreed to consider the permitting requirements and costs of this option. The Committee agreed to leave the metal frames in the ground temporarily and just remove the signs from the frames after the event. The following were identified as helpful sign procedures: (1) have a single designated storage space for all signs and frames, (2) include the date and time of the event on the signs. The chair of each Activities event will be responsible for putting up and taking down signs for their events.
- **Charitable Donation.** Julie Forster and Shelley Watson summarized the donations in past years: \$1000 of Rummage Sale proceeds has been donated to Teen Hope. Julie proposed that the Committee donate this year to People for Puget Sound, a non-profit organization focused on the protection of the Sound and its shorelines. Other members proposed a donation to Food Lifeline. After discussion of the merits of these organizations and the history of charitable efforts in the Innis Arden community, a motion was made and seconded that the Activities Committee donate \$2000 of Rummage Sale proceeds this year: \$1000 to People for Puget Sound and \$1000 to Food Lifeline. The motion passed.
- **June Meeting.** Julie Forster will see if she is available to host the June meeting.

### G. Reserves – Rick Leary:

Otto Enger used a maul to break up some of the insignificant cement structures in the abandoned sewage plant. He used the concrete rubble to fill in the manhole access to the sewer vault. He also used the maul to collapse the top several feet of the manhole access. He then spread dirt over the rubble so that one cannot even see where the access was placed. This was hard work, and a job very well done. If you see Otto on your walks through Boeig Creek Reserve, please stop and thank him for doing such a good job. We still have not completed closing off access to the main vault.

John Hagman planted approximately 18 red and evergreen huckleberry plants in the Boeig Creek reserve; I thank him for following through on this. I will also be working with the Reserve Committee members over the next several weeks to put together a plan of action on removing invasive plants from the reserves and deciding on what plants would be appropriate to replace the many Red Alders that are nearing the end of their life as a tree. We will be ordering these plants in the fall for planting next February and March. We will probably select shrubs and trees with a lower canopy height appropriate to preserving views.

H. Grounds – Kathi Petersen. On April 17, Stone Moun-

tain Concrete poured two patios behind the clubhouse. Unfortunately, just after they completed the pouring and smoothing, it began to rain, hail and later snow. The patio surfaces became scarred and discolored, despite gallant efforts to cover and protect the cement. Some board and community members met with experts in the subsequent days and weeks to determine the best course of action. It became apparent that Stone Mountain wasn't skilled or equipped to handle the needed restoration. Harvey Construction is a company which applies deco pour to concrete surfaces, does diamond grinding and has had excellent results, coming with a 10 year guarantee. We have contracted with them to do a trial test of the smaller patio and if all goes well, do a restoration of both patios. Work will begin Tuesday, May 27th. This is an abridged version of the Grounds report given at the May 13th board meeting. Written copies of the complete report are available upon request from Kathi Peterson.

I. Clubhouse – Harley O'Neil: In April we had \$1605 in rental income and \$348.86 in expense. Harley discussed the need to purchase a coat rack for events in the Clubhouse and will pursue finding costs. Harley showed us flooring samples for the proposed flooring project for our community review, will look for color samples and review the budget to see if we can afford to proceed.

### Board Agenda ---

Ron Salvino, Horvath, Ward and Brindle, Warneke, Cox shareholders – requesting permission to remove non-significant trees from Reserves C and L – Ron will work with Rick Leary to identify/mark the trees in the reserve – we will publish the proposal in the bulletin and work with a geo-tech to confirm the trees are not in a critical area.

Shareholder at lot 3.29.43 – Greg Money – would like an acknowledgement from the board that our property manager misplaced his check and suggested that the wording of the past-due notice is offensive.

City of Shoreline would like to come to present to Innis Arden regarding traffic issues.

Judy Allen talked with Al Christian of Coluccio who provided us with additional work to support irrigation in planting areas in front of the clubhouse, this work is outside of our contract with Coluccio and we would like to publicly recognize their efforts.

Meeting adjourned at 9:15.

## **Crime Stopper Tips from Shoreline Police**

### **Someone's knocking:**

#### **What you should know about door-to-door solicitors**

The City of Shoreline has a municipal ordinance regulating the activities of sales people and solicitors (Shoreline Municipal Code 5.07). It requires for-profit solicitors and "Master Solicitors" who employ them to file a written application for a license with the Shoreline City Clerk and carry the license at all times when soliciting or canvassing. Solicitors must produce the license when requested by persons being solicited, police or City officials.

#### ***The following are exempt from the license requirements:***

- Tax-exempt non-profit organizations who have filed a current 501 (C)3 with the City Clerk. Call the City Clerk's Office at (206) 546-5042 to verify non-profit filing.
- Newspaper deliverers.
- Political candidates, campaign workers and political committees soliciting signatures of registered voters.
- Sales people who solicit businesses.

#### ***Below are a few crime prevention tips to safeguard yourself and your home from unscrupulous door-to-door solicitors:***

- Always ask solicitors for identification to verify what company they are working for. If they refuse, ask them to leave.
- Ask to see their license from the City of Shoreline. If they do not have one, ask them to leave.
- Never invite a solicitor into your home. You can say "no thank you" without opening the door.
- Never give a solicitor your Social Security number.
- Avoid paying with a check or credit card. Cash is best -- get a receipt.
- If an item seems too good or too inexpensive to be true, it probably is.
- Orders taken are required to be in writing, in duplicate (you get a copy) and to state the name of the solicitor as it appears on his/her license, the solicitor's permit number, the address of the solicitor and their employer, the terms of the agreement and the amount paid to the solicitor.
- If you encounter a solicitor who becomes aggressive or won't take "no" for an answer, ask them to leave, shut the door and call 911.
- You may post a "No Solicitor" sign on private property.

For more information about solicitation regulations, call the Shoreline City Clerk's Office at (206) 546-5042.

Special thanks to Shoreline Police Volunteer Crime Analyst Paul Scoles for help preparing this article.

## Door to Door Solicitors

From the City of Shoreline

There are two commercial solicitors licensed in the City of Shoreline to solicit door-to-door. The two commercial solicitors represent Edward Jones and have been issued photo identification with a City of Shoreline logo on it which they are required to carry while soliciting door-to-door.

There is one exempt non-profit group which has registered with the City of Shoreline to solicit in the City. Non-profits are exempt from having to carry a license; the only requirement is registration with the City and providing a copy of their 501c3 documentation.

For more information on who is registered or licensed within the City please contact the City Clerk's Office at (206) 546-5042. See the article at left for more details and crime prevention tips from Shoreline Police, and share it with your neighbors.

### No Trespassing, No Soliciting Signs Available

Please help send a message on the street that soliciting or 'Checking out our homes for Future Break-ins' in Innis Arden is NOT welcome.



Name \_\_\_\_\_

Address \_\_\_\_\_



Order for sign (with rebar) \$10 \_\_\_\_\_

Please mail or drop off your order forms with \$10 to  
Judy Allen  
17225 12th Avenue NW  
(206-542-3219)

### Wine tasting, April 18, 2008

A snowy night did not stop over 80 people from attending this years wine tasting at the clubhouse. The Edmonds QFC wine department did a fantastic job providing a variety of wines for tasting, and the catering facility at Whole Foods made an excellent array of appetizers. Our thanks go out to the following people who helped throughout the day to make the event possible: Sheri Miller for flower arrangement, Randi Fattizzi, Monica Barrera and Ken Beres, Lisa and David Pagan, Maggie Tabor, Anne Beres, Betsy Rand, Mary Diorio, and Tracey Landboe for donating flowers, or helping to set up, or clean up. Christina Diorio and Devon Geary did a great job providing food service and party clean up.

Thanks to the many people who told us how much you enjoy this annual event. We hope to see you next year.

Jan Holbrook and Jeri Jacobsen





