



“The Birdie”

December 2006

website: <http://brae-burn.org>

Upcoming Events		
December 26th	Last day to sign up for the annual New Year's Eve event	Flyer and sign up on p. 9
31st	<i>Brae Burn Annual New Year's Eve Progressive Dinner</i>	Start at 7:00 with hors d'oeuvres and cocktails at the Clubhouse, walk to a neighbor's home for salad and then on to another neighbor's for a delicious entrée then back to Clubhouse for dessert and to ring in the New Year. Flyer and sign up on p.9.
January 24th (Wed)	Members Annual Meeting	Clubhouse 7 pm. See p. 2

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Board News

Note: all Board meetings are open to Members. They are held the second Tuesday of each month at 7:00 p.m. at the Clubhouse. *Next Board meeting is on January 9th.* Contact Jack Caldwell if you want to present an idea to the Board or have it added to the agenda.

Minutes of December 12th meeting. Submitted by Walt Wollny, Secretary.

President - Jack Caldwell
Vice President - Wade Brown
Secretary - Walt Wollny
Social Trustee - Joanne Jeppesen

Treasurer – Rich Detering
Maintenance Trustee - Bill Disney
Golf Trustee - Francis Bravo *absent*
Associate Rep – Harry Cummings

1. Minutes. Last month’s minutes were approved.

2. Guests. We had a guest, John Brandy, from Edward Jones & Co. (425-839-8721), who spoke about different ways to invest our idle cash so that we can earn a greater return. Rich is going to look into this before we decide what to do.

3. Reports

Superintendent report

We have had a lot of rain and the drainage projects are looking good and the water is draining well. We are still sanding and we are able to drive on areas that we were not able to drive in the past, such as fairways 2 and 4. The green on hole one is healing nicely. We are just looking forward to sunshine to get the grass to grow and the drainage is working excellently. There is about 25% left to do on the leaf cleanup for this year. On the right side of hole 9 we removed and replaced the existing drainage and now it is running at capacity.

Note from Josh. “Thank you, Ladies Club” for the Christmas Gift.

Maintenance report

The fence project is completed. [See p. 5](#) for more on this wonderful community effort.

That being said, we do need to get more people working on community projects.

When the next project comes around we need to get more participation or the cost of the projects will increase substantially. Look forward to the “Club House Painting Project” next year as well as the yearly community cleanup project each May. We “run on volunteers.” If we don’t get volunteers, we have to pay a 3rd party to do the work we can do ourselves ... at greater cost to all.

In other news, we are evaluating several new greens mowers for purchase early next year.

Notice of Annual Meeting

Annual Meeting of the Membership will be held on Wednesday, January 24, 2007 at the Brae Burn Clubhouse at 7:00 p.m. (Formal notice to follow by mail.)

Agenda for the meeting will be:

- (1) Reading and approval of the 2006 Annual Meeting Minutes;
- (2) Remarks and 2006 Overview by President Jack Caldwell;
- (3) Trustee and Committee Reports
- (4) Election of Trustees
- (5) Budget for 2007
- (6) Other Business: (i)presentation, discussion and voting on increase in Monthly Assessment(Dues) and/or a Special Assessment for equipment purchase; (ii) discussion and vote to continue to have a “review” (as opposed to a full “audit”) of our financial records.

The Bylaws govern quorum and voting procedures. Generally, they require:

- 20% of all general members (present or by proxy) constitutes a quorum for the transaction of business; 60% of all general members (present or by proxy) is needed for a quorum to take action on an assessment. (See Bylaws, Article VI, Sec. 3). (If a quorum is not achieved, the number required is reduced by half at the next meeting called for purpose of voting on an issue.)
- Each general member shall be entitled to one(1) vote. A member may exercise their right to vote by proxy. Proxies shall be in writing and filed with the Secretary.
- Any assessment increase requires the assent of 2/3 of the members voting (in

Vice President report

The **Moseleys** have resigned as Associates and were thanked, along with the departing **Thompsons**, for all their wonderful participation and contributions to the community at the Winter Social. We will have a new associate couple starting in January, **Laurie Walker and Art Bridenstine**. *Welcome, Laurie and Art!* We now have 3 people on the waiting list.

Treasurer report

[Monthly budget through November](#) (see p.8) was submitted.



Reminder: use the memo field on your check to **tell us which month(s)** you are paying for. Thank you. Thank you.

There is a need for a dues increase and/or a special assessment to cover on-going costs and to prepare for known, upcoming costs. Costs have gone up and our dues have not kept pace. It was agreed to propose a dues increase at the annual meeting in January 2007.

Three different proposals have been identified:

1. Raise the dues to \$110 per month and not do a special assessment
2. Raise the dues to \$95 per month and do a special assessment for \$250.
3. Raise the dues to \$95 per month and do a special assessment for \$150 and remove \$10,000 from cash on hand.

A dues increase is needed as our 2007 projected monthly cost is \$83 dollars per household (member and associate) per month for 2007 and we have been running a cash deficit for the last year. The cost is projected to be even higher in 2008. The proposals include "ear marking" \$5 dollars per household per month as dedicated to future equipment purchases to hopefully reduce the need for assessments.

All of this will be dealt with at the annual meeting in January. Look for formal notice in the next few days.

Golf report

None. Trustee not present

Social report.

See p. 4 below for Joanne's report.

New business.

Jack made a motion and Bill seconded it that the Board approve **Debra Holman** as chair of the "Policies and Procedures Manual Committee" for Brae Burn. Motion passed.

The following Members have volunteered for the open seats on the Board. Thank you!

Kim Brown	Social Trustee
Greg Johnson	Vice President
Steve Birchler	Golf Trustee

By Laws Committee: The committee is on hiatus for the holidays. Stay tuned for next report.



Golf News

We'd heard rumors of a links style course being built in Tacoma that is designed to be comparable to Bandon/Pacific Dunes. Well, its apparently true. Get your legs in shape now for what could be a world class **public** course starting in June:

http://seattletimes.nwsourc.com/html/blainenewham/2003484337_newham19.html

Upcoming Social Events



Brae Burn Annual New Year's Eve Progressive Dinner. December 31st starting at 7:00 pm at the Clubhouse for cocktails and hors d'oeuvres, then "progressing" around the neighborhood to members' homes for salad and entrees, then back to the Clubhouse for dessert and bringing in 2007. **Margaret and Walt Wollny** are chairing the event. [Flyer on p.9](#)

Social News

Report from **Joanne Jeppesen** (Social Trustee) jjeppe1@msn.com:

Brae Burn Holiday Craft Bazaar. The Brae Burn Holiday Boutique was chaired by Linda Detering and Amandah Sinclair. Thank you both for your very hard work. The Social held the eve of the Boutique was attended and enjoyed by many Brae Burn residents.



Winter Social and "White Elephant" Auction.

December 7th. Our Winter Social, hosted by **George and Jacky Moseley** with able assistance from **Audie Behnken** and **Julie Aho**, was attended by over 50 Brae Burners and was a huge success. Thanks a ton, George and Jacky. Well done! The new Christmas tree, purchased with proceeds from the Social, was decorated, lit and on display along with many other decorations (done by Jacky and her crew,) putting everyone in the Holiday spirit. Liquid refreshments were served along with the many hors d'oeuvres brought by

attendees after which George did a bang-up job of auctioning off the wrapped white elephants. (Rumor has it several hundred dollars was raised.) Lots of fun! We also said "good bye" and thanks for all they've done for Brae Burn to **Don and Betty Thompson** who are (literally) going down the road and to George and Jacky who have resigned as associates. What a great final effort by George and Jacky. More photos on the Brae Burn website: <http://brae-burn.org/social%20events.htm>



Use of the Social Fund:

After receiving many great ideas (thank you all) for our "Wish List", we've decided to use the funds as follows:

- **Bruce Middaugh** ~~will be~~ is replacing the rubber tire flooring in the bathrooms ~~seen~~ now. It is being replaced because of the ...mmm... "germ" factor. If needed, we will purchase rubber matting for a walkway to the bathrooms.
- We bought a replacement toaster (the old one was toast) and a few small items: pens, tape, and scissors. The toaster is a good one and was a fantastic sale deal.
- Plastic containers were purchased for the storage room for uniformity.
- After the first of the year, the room will be painted and **Bill Disney** has kindly agreed to reposition and stabilize the shelving on which to place the newly filled and labeled boxes. *Bill is such an asset to Brae Burn!* **Carol Helland** and I will be packing and labeling the new plastic boxes. Anyone wishing to help, please call either Carol or me.

Thanks everyone for your input. (...and there is money left for next year's "Wish List.")

Member News



Images of the Fence
by Jack Caldwell

Have you noticed our new fence along 180th? Ain't she a beaut? We went to California for three weeks in October and arrived home to find openings between the trees along hole #2, and our old dilapidated fence missing. It looked very nice, kind of like a scene in the English countryside. I half-expected to see a fox dashing along the fairway followed by baying hounds and red-clad Ladies and Gentlemen on horseback in hot pursuit. Instead, I saw **Josh** go putt-putting by on our ATV.

Led by **Bill Disney**, with the co-operation of Mother Nature, over the next five Saturdays the Brae Burn Family showed what they are made of and erected more than **1000 feet** of new cedar fence.

Some images come to mind:

- The **Ladies** wielding their lopping shears to clear the way so we could lay out a straight line through the growth that had covered a good part of the old fence line—
- **Gene Kruse** and **Hank Holderman** sawing out over 150 caps from 2x6 cedar with beautiful beveled edges—
- **Helen Allan** stopping by and tsk-tsking at **Don** about trying to do too much—
- **Steve Clarke** running the post-hole drilling machine we rented and putting in 100 holes in 4 hours, with the able direction of **Bill Allen** & yours truly (we could not get it away from him!)—
- **Dana** and **Will Helland** chasing up to the Maintenance Shed and coming back with a bucket of screws so we could keep putting up rails-, otherwise getting covered with mud while making themselves very useful—
- **Don Aho**, front-end loader operator extraordinaire, delivering lumber and gravel to the post-holes and carefully critiquing the top rail from his roof as it made its way over hill and dale –
- **Greg Helland** with his double-level gizmo enabling us to plumb the posts very quickly and bringing his expertise from building fences with his Dad as a young boy—
- **Greg Johnson** running the length of fairway #2 to chase down his cordless saw and using it to make some artful notches to help the rails make a smooth change in direction—
- **Bill Allen** with his trusty tamper making sure that the posts would stay plumb by forcing gravel deep around each post—
- **John Toomb & Hank** working in the rain between our "week-end attacks" by putting on caps, rails and generally tuning things up—

But the most heart-warming image was on the finishing Saturday morning, with the Post Crew led by "The Gregs" charging down the hill behind Hole #1, being pushed by the Rail Crew led by **Joe Samel, Wade Brown** et al---

It is volunteer efforts like these that set Brae Burn apart and make it such a great community to live in.
WELL DONE BRAE BURN!-- YOU CAME THROUGH AGAIN !!

Here's a list of all those who signed up to work on the fence: **Don Aho-Don Allan-Bill Allen-Steve Birchler-Francis Bravo-Matt Brown-Wade Brown-Jack Caldwell-Sophie Caldwell-Ron Campbell-Terry Campbell-Dawn Clarke-Steve Clarke-Rich Detering-Bill Disney- Ken Duffin-Clint Ferrell-Ron Geck-Gregg Heinemann-Dana Helland-Greg Helland-Wil Helland-Hank Holderman-Debra Holman-Pat Holman-Greg Johnson-Gene Kruse-Thomas Kruse-Marshon Laswell-Chris Saffel-Joe Samel-Luke Stambaugh-John Toomb-Phil Van Eynde-Estella Wollny-Margaret Wollny-Walt Wollny- Paul Wright-and Hongyu Wu**

Meanwhile...

While Paul was hammering nails this spy cam caught the Mrs. out waterskiing in the *winter!* You're a brave, if crazy lass, **Susie Wright.**



Finally, in sad news: We all send our condolences to **Linda Deterring** whose father passed away recently.



Storm Stories.

While we got a little cold sitting in the dark, the Brae Burn spirit shined during the stormy powerless days of December 14 – 16. (We hope those outside of the neighborhood have gotten their power back by the time you read this.) Here are some of the stories, tips and lessons learned you've sent into the Birdie staff:

Friday morning was like a “block party” with schools and businesses closed and the sun incongruously shining, everyone began venturing out into the neighborhood, checking on each other, swapping tales and staring at the mayhem.

Mary Anne Hevly: “I talked to quite a few people after the storm when cleaning my yard on Friday. It was my way of keeping warm and it worked! In my talking I was invited over to the **Lamberts** for a cup or two of welcome coffee and a chance to warm up. They sent me home with a thermos. In addition they were delivering thermos' of coffee to other neighbors. The pot was running full time. The **Wilson**s invited me to dinner on Friday as they too have a generator.”

Ben Darr told me that he, along with **Craig Schulz** and other names I didn't catch (about 5 folks out), were out on Thursday night cleaning up leaves at drains and trying to help neighbors who had water going into their houses near the pool.) Apparently water along road went over the banks."

"Once more I was **reminded of why I love Brae Burn**. How friendly and caring the people are here. Being outside gave me a chance to talk to lots of folks. I also wanted to mention my son-in-law, **Chris Lamb**, as he did a lot of raking of the mess (mostly my trees made) on No. 8. His brother **Deryk**, who came with him, is dying from cancer. Yet he wanted to help so I let him as I figured helping out and some fresh air would be good for him, so he did some of the work. Chris is the one who did our scorecards (with my other daughter's help) and has run off Roster covers at no charge in the past. What would we do without friends and family? I am blessed."

Random anonymous contributions:

"**Most useful communication device** (besides actually talking to spouses, children and neighbors): the "lined telephone" because it needs no power and just plugs into the phone jack. You can communicate with the powered world."

By the way: want your **cable TV** back on? Call the City of Redmond (has the contract with Comcast) and let them know. Often. **556-2439**. Email: phirsch@redmond.gov

"**Gas is good...** as in gas water heater, gas range, gas fireplace ... and ½ tank of gasoline at all times. The **good side of freezing weather** outside is that it can be a great big back up, emergency refrigerator. (Typical refig. temp is 37°.)"

"**Pretty good make-shift one-pot meal:** Stove Top stuffing mix, envelope of onion or mushroom gravy, assorted vegetables that are about to thaw (or in cans) and vacuum-packed turkey or chicken. Fast, hot, filling and darn tasty."



Two observations: (1) "How weird was it to drive up to 24th & Bel-Red Road early Friday morning and see complete darkness all the way across Bellevue to the downtown Seattle office buildings?" (2) "Well, at least we've got plenty of wreath-making materials."

Jack Caldwell recalls Friday after the storm: "**Doug Lambert** shows up on our doorstep with **DJ** and a big thermos of coffee. **Walt Wollny** stops while chasing gas for Luke Stambaugh's generator to invite us for a Soup Supper. **Betty Wilson** hailed us while we were walking by to invite us for breakfast. **Mike Suddeth** lugging his generator around to "freeze up" the neighbors' freezers. Is this a great place to live or what?"

Excellent idea from **Denni Sheffrin**: "let's get a generator down at the Clubhouse so that folks have a place to gather and get fed and stay warm." (She adds that in retrospect it was *really* nice of the Carpenters to leave a generator behind.)



Don Thompson moved their sparkling new RV just moments before a tree crashed behind it into their parking spot. Here's an image for you: he and Betty signed the final papers on their home sale *by candlelight*.

The **Duffins** grilled their thawing steaks and shared the bounty with a neighbor.

From Wade & Kim Brown:

"**Best**" things about the storm: The **Hellands** BBQ-ing a turkey! Having a totally clean fridge (once spoiled food was taken out). Seeing all the neighbors out checking on one another and helping clean up Brae Burn. Knowing everyone was

OK... even if some of the possessions weren't.

"**Worst**" things about the storm: No heat!

Best tips: Have an "old fashioned" phone on hand. Having a BBQ with a full propane tank and an extra burner on it. (Note from Editor: also consider storing a single burner propane camp stove. Very cheap, small and easy to operate. Hot food and water is n-i-c-e)

Weirdest sights: The 15 ft tree branches impaled on the golf course like lawn darts. All the downed utility lines along 24th The massive trees laying across W. Lake Samm. Pkwy. (Editor: how about the Leaning Tower of Blue Spruce looming over the pool ... until it was cut down?)

This storm was an eye-opener for a lot of us. *Stuff happens*. Preparation *does* matter. As do good and generous neighbors. If you're cold, out of water or food or just need a warm shower, don't be afraid to ask your neighbor. In Brae Burn you will be welcomed with open arms and a warm smile.

Brae Burn, Inc.
TREASURER'S REPORT
Date Prepared: November 30 2006

	November ACTUAL	YTD ACTUAL	2006 BUDGET	% of Annual BUDGET										
DEPOSITS														
Dues	\$ 5,925.00	\$ 107,092.60	\$ 122,400.00	87%										
Clubhouse Reservations	\$ 75.00	\$ 2,375.00	\$ 2,000.00	119%										
Assoc. Member Joining Fees	\$ -	\$ 3,000.00	\$ 2,000.00	150%										
Waiting List Deposits	\$ -	\$ 1,500.00	\$ 1,500.00	100%										
Special Assessments	\$ -	\$ -	\$ -	0%										
Investment Income	\$ 585.23	\$ 770.38	\$ 150.00	514%										
Member Donations, Golf Tags & Other	\$ 20.00	\$ 4,205.40	\$ 200.00	2103%										
TOTAL DEPOSITS	\$ 6,605.23	\$ 118,943.38	\$ 128,250.00	93%										
EXPENDITURES														
WAGES														
Superintendent	\$ 3,635.00	\$ 38,035.00	\$ 42,000.00	91%										
Medical Benefit	\$ 157.00	\$ 1,727.00	\$ 2,700.00	64%										
Seasonal Personnel	\$ 1,116.25	\$ 12,168.34	\$ 10,000.00	122%										
Payroll taxes	\$ 334.38	\$ 5,335.75	\$ 5,500.00	97%										
Total Wage Expense	\$ 5,242.63	\$ 57,266.09	\$ 60,200.00	95%										
COURSE EXPENSE														
Repair & Maintenance	\$ 1,441.34	\$ 17,299.65	\$ 14,000.00	124%										
Water	\$ 606.78	\$ 13,305.00	\$ 13,000.00	102%										
Utilities	\$ 167.47	\$ 1,835.03	\$ 1,600.00	115%										
Fertilizer/Seed/Sand	\$ -	\$ 11,642.08	\$ 13,000.00	90%										
Fuel	\$ 98.92	\$ 1,819.50	\$ 2,700.00	67%										
Other	\$ -	\$ 307.59	\$ 2,000.00	15%										
TOTAL COURSE EXPENSE	\$ 2,314.51	\$ 46,208.85	\$ 46,300.00	100%										
CLUBHOUSE & POOL														
Electricity	\$ 220.19	\$ 3,115.74	\$ 2,100.00	148%										
Garbage	\$ 47.09	\$ 564.14	\$ 600.00	94%										
Gas	\$ 31.91	\$ 3,016.52	\$ 3,000.00	101%										
Telephone	\$ 42.49	\$ 468.30	\$ 550.00	85%										
Water	\$ 74.58	\$ 1,977.17	\$ 2,400.00	82%										
SUBTOTAL UTILITIES	\$ 416.26	\$ 9,141.87	\$ 8,650.00	106%										
Clubhouse Repair & Maintenance	\$ 1.81	\$ 1,675.97	\$ 2,500.00	67%										
Pool Maintenance	\$ 84.86	\$ 3,709.69	\$ 3,500.00	106%										
Other	\$ -	\$ 451.00	\$ 500.00	90%										
SUBTOTAL Maintenance	\$ 86.67	\$ 5,836.66	\$ 6,500.00	90%										
TOTAL CLUBHOUSE & POOL	\$ 502.93	\$ 14,978.53	\$ 15,150.00	99%										
GENERAL EXPENSE														
Taxes														
Property	\$ 2,028.57	\$ 4,037.06	\$ 3,800.00	106%										
IRS Income & Tax Preparation	\$ -	\$ 187.00	\$ 750.00	25%										
Insurance	\$ -	\$ 4,449.00	\$ 5,000.00	89%										
Birdie & Office	\$ 35.58	\$ 1,230.28	\$ 2,000.00	62%										
Golf	\$ -	\$ -	\$ 250.00	0%										
Legal review of CCR's (2005) / CCR Registration (2006)	\$ -	\$ 89.00	\$ 200.00	45%										
Other	\$ 92.17	\$ 659.55	\$ 1,000.00	66%										
TOTAL GENERAL EXPENSE	\$ 2,156.32	\$ 10,651.89	\$ 13,000.00	82%										
TOTAL EXPENDITURES	\$ 10,216.39	\$ 129,105.36	\$ 134,650.00	96%										
NET CASH (DEPOSITS-EXPENDITURES)	\$ (3,611.16)	\$ (10,161.98)	\$ (6,400.00)											
PROJECTS														
Replace border fence	\$ 102.27	\$ 4,133.31	\$ 4,000.00	103%										
	\$ -	\$ -	\$ -	0%										
	\$ -	\$ -	\$ -	0%										
	\$ -	\$ -	\$ -	0%										
TOTAL PROJECTS	\$ 102.27	\$ 4,133.31	\$ 4,000.00	103%										
TOTAL EXPENDITURES	\$ 10,318.66	\$ 133,238.67	\$ 138,650.00	96%										
NET CASH (DEPOSITS-TOTAL EXPENDITURES)	\$ (3,713.43)	\$ (14,295.29)	\$ (10,400.00)											
Total Funds - Beginning	\$ 50,474.10	\$ 61,055.96	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>Balances</td> <td></td> </tr> <tr> <td> Checking</td> <td style="text-align: right;">\$ 20,442.85</td> </tr> <tr> <td> Savings</td> <td style="text-align: right;">\$ 15,554.74</td> </tr> <tr> <td> CD</td> <td style="text-align: right;">\$ 10,763.18</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$ 46,760.77</td> </tr> </table>		Balances		Checking	\$ 20,442.85	Savings	\$ 15,554.74	CD	\$ 10,763.18	Total	\$ 46,760.77
Balances														
Checking	\$ 20,442.85													
Savings	\$ 15,554.74													
CD	\$ 10,763.18													
Total	\$ 46,760.77													
Net Cash (Deposits-Total Exp.)	\$ (3,713.43)	\$ (14,295.29)												
Total Funds - End of Period	\$ 46,760.67	\$ 46,760.67												

Total Members/Associates Past Due on Nov 06 19/\$2400

Brae Burn's New Year's Eve Annual Progressive Dinner

If you haven't joined us in the past or are new to the neighborhood,
here are **SIX** really good reasons to join us this year.

1. Meet a new neighbor
2. Get new decorating ideas for next Christmas
3. No sobriety check points in our neighborhood
4. Best deal in town
5. Because we are just a fun group of people when we get together
6. Babysitting available for only \$10 a head !!! What a deal for 6 hours (superior service as recommended by the Wollny's)

Evening events:

- 7:00 p.m. Cocktails and hors d'oeuvres at the clubhouse
8:00 p.m. Salad hosted in a members home
9:00 p.m. * Entrée hosted in a members home (8-10 people in a home)
10:30 p.m. * Return to clubhouse to for dessert then ring in the New Year with some
* bubbly (and non-alcoholic bubbly) and dancing

»»» All this for only the bargain price of \$17 per person!! <<<

Brae Burn New Year's Eve Party Reservation

Please mark your first and second choice
(Note: Those providing food will receive a food subsidy)

- | | |
|----------------------------------|---------------------------------|
| ____ Hors d'oeuvres (clubhouse) | ____ Salad, served in your home |
| ____ Entrée, served in your home | ____ Dessert (clubhouse) |
| ____ Decorating committee | ____ Clean-up committee |

Name(s): _____ \$17 x _____ =\$ _____
Babysitting \$10 x _____ =\$ _____

Please make checks payable to Margaret Wollny - must be received **NO LATER** than
Tuesday, December 26th. If you have any questions, please call me 653-2215