

## Welcome to Bayview Village

Welcome to your new home in Port Ludlow and welcome to Bayview Village. You have chosen a wonderful place to live. We have a temperate climate, beautiful forests surrounding us and an active community that offers many activities including golf, tennis, boating and hiking, as well as membership in a well-appointed recreation club. You now live in one of the many villages in the South Bay section of Port Ludlow. Each village has its own homeowners' association, and all the villages are part of the South Bay Community Association.

We hope you will find the following information useful as you settle into your new home.

**Bayview Village (BVA):** Bayview Village consists of 55 homes on four streets. It is unique in that it is the only village in Port Ludlow with an age restriction of 55-years or older.

Bayview Village has its own set of CC&Rs, Articles of Incorporation, and Bylaws that supplement those of the umbrella South Bay Community Association. You should have received a copy of those documents when you closed your house sale. It is important that you become familiar with those documents so that you understand how the village functions. If you did not receive them at closing, contact your real estate agent and he/she can provide them to you.

We have a BVA website that contains information about our Association including announcements, Board of Director information, meeting minutes, budget and Statement of Financial information, Village committee activity, links to various community organizations and photos of BVA activities. You can see this website by going to [www.bayviewvillage.info](http://www.bayviewvillage.info).

Bayview Village has its own elected Board of Directors which governs the management of the Village. The Board of Directors' meeting is usually held on the second Wednesday of the month at the Bay Club. You are encouraged to participate in these meetings to keep current on Village activities.

The Homeowners' Association business is funded by quarterly dues. This year the dues are \$760/quarter. These dues cover landscape maintenance for the Village including irrigation of the landscaped areas; maintenance of fences, columns, signs, mailboxes and driveways; a portion of the detention pond maintenance; electricity for irrigation clocks and lights at village entrances; HOA insurance and miscellaneous operating expenses.

The South Bay Association has dues of \$260/quarter which Bayview Village homeowners are required to pay in addition to the \$760/quarter Bayview Village dues.

Annual meetings are held in June to review the past year's activities, finances, status of the association and the election of members to the Board of Directors for the next fiscal year. You

will receive annual meeting information in May and you are encouraged to vote and attend the meeting.

Below is a list of the Board of Directors for 2023 -2024. Contact any of them if you have questions or concerns.

- Doug Hewett, President – pres@bayviewvillage.info
- Steve Lemieux, Vice President & ARC – VP@bayviewvillage.info
- Carol Mackes, Secretary – sec@bayviewvillage.info
- Kurt Mackes Treasurer – treasurer@bayviewvillage.info
- Rick Stafford, Landscaping & Veg Mgt., - board2@bayviewvillage.info
- Danny Graham, Irrigation System – board1@bayviewvillage.info

**South Bay Community Association (SBCA):** All residents of Bayview Village are members of and pay quarterly dues to the South Bay Community Association. The South Bay Community Association is managed by a Board of Directors and a paid manager and staff.

This membership provides entrance to and use of The Bay Club located at 120 Spinnaker Place. Facilities available at The Bay Club include: meeting rooms, a large auditorium with attached kitchen, a woodshop, game room, meeting and craft rooms, an indoor pool and spa, exercise areas and equipment, books to borrow and puzzles to exchange. There are also many clubs and activities available through The Bay Club. If you log onto the SBCA website at <https://www.sbca.club> you can take a virtual tour of the facility and find a list of activities, announcements and other pertinent information.

**Port Ludlow Village Council (PLVC):** The Port Ludlow Village Council is an elected, quasi-government organization in Port Ludlow which serves as a unifying force in the community building consensus among residents, merchants, property owners and others.

The PLVC is supported by resident donations and qualifies as a 501C3 organization for tax purposes. It sponsors a number of community programs and activities such as the Emergency Preparedness Management Program, the Health and Wellness Committee, Port Ludlow Trail system creation and maintenance, the community Recycling program and others.

The council is managed by a Board of Directors which members of the Port Ludlow community elected at the annual meeting. Monthly council meetings are held, and all residents are encouraged to attend and participate in the council's activities.

**Shopping:** There is a post office, bank, gas station, small general store, one restaurant, and other offices and businesses in the Village Center for your convenience. Major grocery stores are located in neighboring communities. A QFC/Kroger grocery store is located in Port Hadlock

9.5 miles to the north; a Safeway grocery store is located in Port Townsend 17 miles north; another Safeway is located in Poulsbo 16 miles to south; and on the highway to Kingston 9.6 miles to the east.

Big Box stores, such as Walmart and Costco, are located in Poulsbo, Silverdale and Sequim. Two malls, one indoor and one outdoor, are located in Silverdale along with a Target and many other stores and restaurants. The GPS app on your phone will be very useful in helping you explore this area and locate the shopping you need. Port Townsend also offers many unique stores, restaurants, bar, wineries and coffee shops.

**Hood Canal Bridge:** As you have now discovered, you will be traveling across the Hood Canal Bridge quite often as you go south for shopping, medical care, entertainment, and access to the ferry to Seattle. This 1.4 mile floating bridge is a spectacular gateway to the Olympic Peninsula. However, it can be an inconvenience if you need to cross the bridge and it is closed.

Quite often - sometimes more than once a day - the bridge closes for vehicle traffic so it can open for marine traffic. To receive notifications for bridge closures, download the WDOT app on your cell phone. Click on the bell icon at the upper left and scroll down to the notification settings until you find the Hood Canal Bridge. Slide the button to the right to turn on alerts. You will then receive a notification of bridge openings on your cell phone.

**Washington State Ferries:** As you travel around this part of Washington, you will find that you often have to take a Washington State Ferry to get to various places. A ferry ride is always a fun thing to do, but it does require some planning to make sure you get to your destination on time. The WSDOT app gives you all the information you need to utilize this essential system including schedules, fares and reservations on routes that offer them. Current ferry schedules are also available in a pamphlet form on all ferries.

**Seattle Airport Transportation:** Because we live in a somewhat remote area, getting to and from the airport can be a challenge. Here are some options for you to consider if you don't have a spouse or friend to drive you to or from the airport. Always allow at least 2 hours travel time to the airport just to make sure you don't get tied up in traffic.

- You can always drive your car to the airport and park in the airport's long-term parking garage ([www.portseattle.org/sea-tac/parking/parking-information](http://www.portseattle.org/sea-tac/parking/parking-information)) where pre-booked rates start at \$30/day.
- Another option is to drive your car to one of the hotels near the airport that offer limited free parking after you book at least a one night stay there. This often works to your advantage if you have an early flight the next day. Search the web for "parking at SeaTac hotels" to find hotel availability and rates.

- There are many off-site parking lots around the airport that offer reasonable rates with their own shuttle buses to and from the airport proper. Rates generally start at about \$15/day. Reservations can be made online for these lots prior to your trip.
- Rocket Transportation is a shuttle service based in Sequim that will do pick-ups and drop-offs at your house. Visit their website at: [www.rocketman.com](http://www.rocketman.com) for schedule, fares and reservations.
- The Kitsap Bremerton Airporter offers shuttle service from The Best Western Silverdale Beach hotel located on Buckland Hill Road to the airport for around \$58 roundtrip. Visit their website at: [www.kitsapairporter.com](http://www.kitsapairporter.com) for schedules and reservations.

**Fire and EMT Service:** Port Ludlow is fortunate to have an East Jefferson Fire Station located at the north end of the community. Fire protection and EMT service is provided to Port Ludlow and the surrounding area by well-trained fire fighters, emergency medical technicians and paramedics. If you have an emergency of any kind, call 911. Keep in mind, the people who staff our fire/EMT station would rather you call them to get help even if you think you can drive to the emergency room by yourself. They want you to know that it is always better to be safe than sorry.

**Hospital Services:** Residents of Port Ludlow are fortunate to be relatively close to two hospitals. Jefferson Healthcare Hospital is a 25-bed critical access hospital located 14 miles to the north in Port Townsend. St Michael's Medical Center has a new 144 bed acute care hospital facility located in Silverdale 18 miles to the south

If EMTs determine that you need transport to a hospital for care, they will take you to the hospital that is most suited to your particular need. In extreme situations a medical air lift helicopter might be called to transport you to one of the hospitals in Seattle.

**Medical Care:** Jefferson Health Care has a general medical clinic in both Port Ludlow and Port Townsend. A number of doctors of various specialties, as well as general practitioners, have offices in both locations. Medical care is also available from the Doctors Clinic which has facilities located in Poulsbo and Silverdale and offers specialists and general practitioners. Other independent doctors and small clinics are available in nearby communities.

**Library:** There is a very nice public library in Port Hadlock, a nearby community about 12 miles away. The Jefferson County Public Library is located at 620 Cedar Ave, Port Hadlock, WA 98339, Phone: 360-385-6544. You can apply for a library card online by going to this website: <https://jclibrary.info/use-the-library/get-a-library-card/>.

The Jefferson County Public Library has an extensive collection of books for adults, young adults and children as well as audio books, music CDs, movies, TV programs and magazines. There are

also a limited number of PCs and printers that you can use with access to the internet. Various programs for adults and children are also sponsored by the library, some of which are now available on-line at the library.

Port Ludlow is also served by a Bookmobile every Wednesday afternoon between the hours of 1:30PM and 4:00PM. The Bookmobile parks in the lot near the recycling bins to the west of the Village Center during those hours.

Once you get a library membership you can login to the library website and select books that will be put on the Bookmobile for the Port Ludlow stop the next week if the book is available. If a book is not available, you can choose to have it put on hold and will then be notified via email when it becomes available and when it will be on the Bookmobile for pickup.

The library also offers members 3 apps that allow you to download e-books, audio books, movies and magazines all free of charge. The Libby app offers e-books and audio books. The Kanopy app offers movies and documentaries. The Flipster app offers current and back issues of many popular magazines. Check-out time is 2-weeks and items can be put on hold if they are not currently available.

**Recycling:** Near the Village Center there are a number of large bins available for Port Ludlow residents to recycle reusable materials. Separate bins for paper, cardboard, glass and cans and recyclable plastics are there for your use. They are emptied on a weekly basis. If you arrive and find one or more bins full, do not leave you recycle material outside the bins. Please take it back home with you and return another day to do your drop off. There is a poster near the bins that show you what is acceptable and what it not acceptable. Abuse of this area may lead to the removal of the bins.

**Landfill:** For items that you want to dispose of but do not fall into the categories that the recycle bins will handle, there is a landfill nearby. It is located at: 325 County Landfill Rd, in Port Townsend, which is about 18 miles north of Port Ludlow. The landfill is opened Tuesday thru Saturday 9:00AM through 4:30PM. Your vehicle will be weighed before you enter the landfill area and again after your drop off your items. You will be charged a fee based on the weight difference - Minimum charge: \$10 for garbage and \$5 for yard waste. Recyclables can be deposited in large bins before you enter the landfill area at no charge.

**Utilities:** Port Ludlow utilities are provided by three companies and there are two options for phone and internet access.

- Jefferson County Public Utility District (PUD) provides your home with electric service. Since there is no natural gas available on the peninsula, most home have either electric furnaces or heat pumps for heating. Check out the PUD website at: [www.jeffpud.org](http://www.jeffpud.org).

- Water and sewer service is provided by Olympic Water and Sewer. Their office is located in the village center off Breaker Lane. Their website is: <https://portludlowresort.com/owsi/>.
- Garbage collection is done on a weekly or bi-weekly basis by Waste Connections. Their website is: [www.murreysdisposal.com/jefferson-county](http://www.murreysdisposal.com/jefferson-county). They will provide you with a standard trash can that works with their automated pick-up trucks.
- A land-line phone service can be arranged for through Century Link. Go to their website at: [www.centurylink.com](http://www.centurylink.com) for more information. You may prefer to get internet phone service from Astound Broadband if you use them for your internet service. Go to <https://www.astound.com> on the web for more information.
- Internet service is also provided by Century Link but in this area it is still at DSL speeds. If you want faster internet service, contact Astound Broadband. That company provides internet speeds of 100 mbps, 250 mbps and 1 Gig, as well as cable TV service.

Some Port Ludlow residents have propane fireplaces, generators and or cooking appliances. To accommodate this, a propane tank of an appropriate size will be placed outside the house to fuel those needs at homeowner's expense. There are a number of propane providers available nearby. Search the web for options. Keep in mind, any propane tank needs to be secured according to county ordinances to make sure it does not break away from the piping should an earthquake occur. It must also be screened from view once it is positioned near your home according to the BVA CC&Rs.

Welcome to our "Village in the Woods by the Bay."

- Bayview Village HOA Board of Directors