



News & Updates

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Lacamas Shores Welcomes New Board Members Pat, Kalani, And Janine!

The Board is pleased to announce the appointment of three new Board members to the Board of Directors: Kalani Davis, Patrick Lambert, and Janine Smith!

- Patrick Lambert has been in Lacamas Shores for 5 years and is retired from public sector labor relations and employee advocacy union career. He prides himself in his ability to help bring people together.
- Kalani Davis is a real estate broker specializing in high-end homes in Clark County. A 14-year resident of Lacamas Shores, she brings professionalism and further appreciation of our community to the Board.
- Janine Smith, a retired real estate professional, is a relatively new Lacamas Shores resident and brings a fresh outside perspective to the Board.

We look forward to their energy and contribution to help us all make Lacamas Shores even better!

[Lacamas Shores Homeowner Nationally Recognized](#)

Please join us in congratulating Sarah Canepa Bang in her appointment to the Children's Miracle Network's Board of Governors. Sarah has dedicated over 30 years to the kids, and while involved in the grass roots efforts for fundraising, she has raised the bar each year. To-date, credit unions represent the third largest national fundraising organization for the CMN hospitals in the country.

The doctors, management, and staff at Doernbecher Children's Hospital see her as their fashionable 'angel'. [Click here for the press release](#). This is not her first national recognition. In 2014, Sarah won the Herb Wegner Memorial Award for Individual Achievement in the credit union community. Enjoy this Q&A-style interview with Sarah entitled ["A Shared Branching Advocate and Leader" online here](#).



[Lacamas Shores Football Athletes Crowned Conference Champions with a Perfect 10-0 Season](#)

Lacamas Shores' own 7th graders Lance Stuck and Jack Callerame finished their Pop Warner football season with a bang!

Their team, the East County Camas Jets (PeeWee level) placed first in the Greater Northwest Conference Championship at the end of October. They continued post season to again place first in the 2016 Big Smash IX at Oregon State's Reser Stadium in Corvallis, OR as a Division II team.

They ended their run in Spokane, WA with a 2016 Pacific Northwest Division II Regional Runners-Up trophy and will cheer on their younger Junior PeeWee Team in their Division III finals at Doc Harris next week against the California and Nevada teams. If you love football, you should come out and watch a game or two.



Going from 0-10 to 11-1 in 2.5 years, these champions worked hard to earn their titles.

It should be noted that half of the team, including Lance and Jack, also qualified for the designation of local Pop Warner "All-American Scholars" for academic performance and hope to obtain the Regional and National All-American Scholar titles as well. This year, the national banquet will be held in Philadelphia, PA. For more about this Camas Jets team, see this [article in the Post Record](#). The Post has another article in the

November 10th edition at newsstands.

(The picture above shows Lance Stuck blocking for long-time teammate and friend Jack Callerame in the Corvallis game last Sunday. The Jets won 38-32 against the Junction City/Harrisburg Jaguars)

[Bylaws Update Proposal - For Homeowner Comment](#)

The Bylaws Update Committee has completed their proposal to amend the Bylaws. The majority of the amendments proposed are to:

1. Make the Bylaws consistent with state law,
2. Make the Bylaws consistent with current best practices,
3. Delete outdated references to the developer, and
4. Conform to the advice of Lacamas Shores' HOA attorney Kevin Harker, as given in his website article "[Method of Voting](#)".

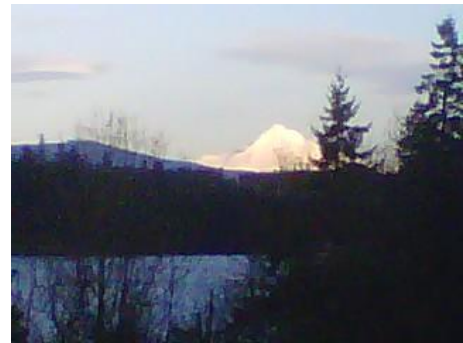
Bylaws are amended by the Board of Directors. The Board is open to constructive comments and suggestions from Lacamas Shores Homeowners. If you would like to submit your comments/suggestions, please submit them in writing to the Board by November 26th so they may be considered at the November Board Meeting and/or attend the meeting. [Click here for the Bylaw Amendment Proposal](#) and look to the list at the end of all the changes proposed.

[See the Proposed Bylaw Change here](#)

Did You Know?

*- a syndicated column by Board Vice President,
Tom Kelly*

The Lacamas Shores' **Covenants, Conditions and Restrictions ("CC&R's")** were prepared by the Developer of Lacamas Shores (Vanport Manufacturing, Inc.) "for the purpose of protecting the value and desirability of" our lots and the neighborhood for the benefit of each owner both individually and collectively. The CC&Rs define your responsibilities and your authority regarding your lot, your neighbor's lot, and the common areas. The CC&Rs are binding on all parties having any right, title, or interest in a Lacamas Shores property. It is one of our "governing documents" that are a "condition" of the purchase of your land/home; it will be a "condition", or part of your land/home when you sell. The following quotes from the CC&Rs reiterate those points:



- Para. 6.10 Covenant Running with the Land. It is intended that these Covenants, Conditions and Restrictions shall be operative as a set of covenants running with the land.
- Para 6.12 Binding Effect. The provisions contained in this Declaration, as herein defined or as hereafter duly amended, shall bind and inure to the benefit of and be enforceable by, the Declarant, the owner or owners of any unit in Lacamas Shores and their respective legal representatives, heirs, successors, or assigns.

Note the definition of a "Covenant" is "an agreement between persons or parties."

[Click here for the full Covenants, Conditions and Restrictions.](#)

While the CC&Rs give you access to benefits, such as a picnic area, boat dock, and reasonable assurance that your neighbors will endeavor to maintain a minimum standard of lot upkeep, it also comes with responsibilities such as maintaining your own lot, paying assessments to be used for maintaining and improving amenities, and sometimes interacting with fellow Homeowner to discuss neighborhood issues or obtain Board approval for significant changes.

Other "governing documents" are [the Articles of Incorporation, the Bylaws](#), and other [policies, rules and regulations](#) established by the Board of Directors.

[See the Governing Documents Listed here](#)

[Meadowlands Park RFP Update](#)

On August 25, 2016, Lacamas Shores sent an RFP to at least 6 firms and received proposals back from Environmental Technology Consultant and Ecological Land Services. The Board then forwarded the two proposals to the Common Area Land Use Committee to read through, contact the consultants, and make a recommendation. The CALU Committee has done so and submitted a summary of their selection process and their recommendation to the Board. ([click here to see](#)).

This item will be on the agenda for the November 28th Board Meeting. If you would like to submit your comments/ suggestions, please submit them in writing to the Board by November 26th so they may be considered at the November Board Meeting and/or attend the meeting.

Board Meeting Monday, November 28th

7pm at the Parker Fire Station

For meeting minutes and agendas - [click here](#) - to be updated soon. The Board encourages all Homeowners to attend.

