



LAKE CUSHMAN MAINTENANCE COMPANY
Homeowners Association for The Lake Cushman Development
3740 N Lake Cushman Road, Hoodspport, WA 98548-9711
(360) 877-5233 FAX: (360) 877- 6713
TOLL FREE: 1-888-777-6443

Your Information:

HOA

Division _____
Block _____
Lot _____

HOA

Division _____
Block _____
Lot _____

HOA

Division _____
Block _____
Lot _____

WATER

Account # _____

WATER

Account # _____

WATER

Account # _____

Please find enclosed:

1. Welcome Letter
2. Important forms to be completed and returned (paper copies can be found on the flash drive to print)
 - a. Member Contact Information & Authorization Form & Emergency Contact Information
 - <https://www.lakecushmanmc.com/general-member-forms.html>
 - b. Cross Connection Questionnaire (if you have water with LCMC)
 - New Owner Water Service Request
 - <https://tinyurl.com/LCMC-Water-Service-Request>
3. All of our Governing documents can be found here
 - <https://www.lakecushmanmc.com/>

Welcome to Lake Cushman!

Follow us on Facebook

<https://www.facebook.com/Lake-Cushman-Maintenance-Company-100483839029446>



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Welcome to the Lake Cushman Community!

Below are a few important things you will want to know
Please note, that all Governing Documents can be found on our website at www.lakecushmanmc.com

Who is a member of LCMC?

Membership of the Lake Cushman Maintenance Company (LCMC) is defined by LCMC Board Resolution 03-14; along with those whose names appear on the Assignment of Lease.

Access to LCMC Private Parks

To ensure that only authorized members and their guests have access to our parks, current LCMC decals or guest permits are required on all vehicles, boats, and boat trailers entering the parks and using the boat launches. Decals and guest permits are available at the LCMC office. Only the registered Lessee may obtain decals and guest passes. You will need to have a copy of your current registrations each year. We are unable to store this information within our database. Park passes can be ordered online on the LCMC website.

Billing on Accounts:

LCMC sends out annual HOA statements in February, with a due date of May 1st. Water is billed quarterly. Statements are sent out the month before the due dates. Due dates are on the 10th of February, May, August & November. Lease payments are sent out around March, with a due date of May 1st. Payments should be made to the Lake Cushman Company (LCC), located in Mountlake Terrace, not LCMC. You can contact LCC at 425-775-3880

Planning for Improvements

It is important to familiarize yourself with the Protective Covenants and the Lease that were included with your legal documents at the time of purchase. Both can be found on the LCMC website. To remove trees or make any improvements on your property, an LCMC permit is required.

Renters or Occupants other than Lessee

Important: If you rent your property, or allow anyone besides yourself to occupy it, you must register all renters or occupants with the Lake Cushman Maintenance Company. LCMC cannot discuss ownership issues with renters or occupants. You will remain the party responsible for all the actions of your renters or occupants, for fees due, and for obtaining guest passes for your renters. Decals are not issued to renters. All STRs must register with LCMC and complete the necessary paperwork. STR resolution and policies can be found on the LCMC website under member forms > Architecture Permits & STRs.

Designated Recipient of Correspondence

In accordance with the LCMC Bylaws and LCMC's long-standing policy and procedures, there must be only one lessee, per leased lot, designated to receive all official mail from LCMC. The designated lessee is responsible for informing any partners or associates or other parties named on the lease of any official mailings.

LCMC Organization

There are nine (9) Directors, three elected from each of three (3) districts to administer the Lake Cushman Maintenance Company. Each Director has one vote on all items coming before the Board. Each Director is elected for a staggered 3-year term unless there is a vacancy being filled for a partial term. The Board elects four (4) officers - President, Vice President, Secretary, and Treasurer. The Board is the elected policy-making body of the lot owners. It prepares the budget and submits it to the members, communicates with the members, reports on the affairs of the corporation, and directs the Department Managers in the ongoing conduct of the corporate business. For a complete description of the responsibilities of the LCMC and the Board of Directors, please refer to the Articles of Incorporation and By-Laws. Board meetings are held on the second Saturday & 4th Thursday each month. You can attend both in person, or virtually. Links to all meetings, both by the LCMC Board and Committees can be found on the calendar of the home page of our website.

Budget Process:

The LCMC Board appoints a Finance Committee, with the Chairman being the Board Treasurer. The Finance Committee is responsible for the development, tracking, and management of the LCMC budget and finances. Each year in early fall, the Finance Committee begins a review of the current budget and development of the next year's budget. Once the committee has prepared a proposed budget, it is reviewed and voted on by the Board of Directors. Again, for a complete description of the responsibilities of the LCMC and the Board of Directors, please refer to the Articles of Incorporation and By-Laws.



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Home Page

Pay your HOA or Water. The Calendar on the front-page syncs with our meetings & gazebo rental calendars. The meeting links for all the LCMC Board & Committee meetings can be found here; in addition, you are able to add the meetings to your calendar.

Member Portal -Located on the Home Page

Log into your member portal to see your account balances and accounting history anytime. Unfortunately, we have disabled the ability to update your account information, as we do not get notified when a member updates their contact information and other LCMC accounts then do not get updated. There is a quick link to the member contact form inside your portal should you wish to update your contact information. Just complete the form and submit it.

About -2nd Tab on Top

Learn the history of the Antlers Hotel & Lake Cushman Dam.

Governing Documents -3rd Tab on Top

Here you will find the Company Formation, Bylaws, Tacoma Power Lease Agreement, Governance Documents, Finance Policies & Reports, Declarations, Covenants for all divisions, General Rules for LCMC, Committees, Security, Parks & Personnel Policies

Board of Directors & Committees -4th Tab on Top

You will find all the past & present meeting links, minutes & recordings in addition to Board & Committee members information.

Member Forms - 5th Tab on Top *(This tab has all LCMC Member Forms in alphabetical order)*

You will find various member forms including, AC permits, Financial, Parks & General Member Forms, Requests for Action, Water Request for Action & Member Records Request.

Resources - 6th Tab on Top

You will find FAQs, Employment Opportunities, Studies & Reference Materials, Lake Cushman Firewise, Tacoma Power permitting requirements, information for your guests who visit Lake Cushman, Helpful Links, LCMC Departments Procedures & Policies, such as Golf Course/Clubhouse, Security, Public Works, Voting procedures & Snow Policies & Procedures.

Contact Us -7th Tab on Top

Here you will find our contact information, including a directory for LCMC Departments & Personnel with extensions.

**In addition, there is a little magnifying glass on the top right that you can click to search the entire website!
*Should you have any suggestions or edits, please email LCMC@LakeCushmanMC.com***