



LAKEWOOD BAY COMMUNITY CLUB
P.O. BOX 732
LAKE OSWEGO, OR 97034

FAQS

What is the LBCC?

The Lakewood Bay Community Club (LBCC) is the private lake easement located at the north end of Lakewood Bay, in the Evergreen Neighborhood of Lake Oswego.

Entrance to the easement is on the southeast side of Cabana Lane. The property is gated and clearly marked. Neither the street front, north fence or the paved walkway and entry garden area is the property of the LBCC. We ask all members to respect this area, by using the designated walkway, rather than short cutting through the private garden strip, which we do not own, nor maintain. **Note, the property is under 24 hour surveillance.**

Who can join the LBCC?

Easement privileges are deeded to 160 homes within the Lake Bay Homes development of the Evergreen Neighborhood. Not all homes in the Evergreen Neighborhood are eligible for membership. Check your deed, or call us to determine if your property comes with easement privileges. All eligible addresses are on file with club records.

How do I inquire about joining?

Call us! If you reside as an owner or tenant in one of the designated properties, are current with your Lake Bay Homes annual assessment, and pay the LBCC and Lake Oswego Corporation (LOC) annual membership dues, you can join and have access.

I rent my house, may I join the LBCC or is the right provided to the owner of the property?

Although eligibility is determined by property address, it is the actual resident of the property who is eligible to join the easement. Only one member, or member family, eligible per property address if occupied. If you are a tenant, it is your responsibility to work with the property owner to determine who pays the initiation and annual fees required for membership. The club annually bills the property owner on file for the LBH Assessment.

Are short term rentals allowed access?

Short term rentals are not eligible for easement access.

What amenities does the easement provide?

Beautiful Oswego Lake is a fun and charming place to spend time, especially during the warmer months. As a member, you have privileges to the following activities:

Boating and boat moorage, Kayaking and storage, Paddle Boarding (SUP) and storage, Swimming and Sun bathing and LBCC board sponsored events, such as the 4th of July BBQ. Watercraft storage is on seasonal basis only, not year round.

How much does it cost?

LBCC fees are updated annually. Fees include but are not limited to the following and vary depending on type of member or watercraft: 1) One time Initiation Fee, 2) Swim Membership 3) Watercraft Storage. Please see that LBCC club secretary for the current list of fees. Fees can change at the discretion of the LBCC Board.

What is the term of membership?

All billings are sent January 15 of the current year and fees are due by February 15. Your membership and assessment fees are for the immediate 12 months.

What are the hours of operation?

The easement is open from 8:00 am until 10:00 pm seven days a week, beginning in May and ending in October, weather permitting. Access is through a locked entry. You may use the easement year around, but maintenance services are not available during off season months. Please pack garbage out and report any off season damage.

How do I get a key/fob?

After fees are paid, keys and/or electronic keys are distributed. Limit two per family per the LOC. Extra keys are \$5 each. Replacement digital key fobs are \$5. Fobs are used for gate entry into the easement. Keys are used for restrooms. Keys are only distributed to adult members.

How do I waitlist for moorage/rack space?

- 1) Notify the club Secretary of your intent to wait list. Membership must be perpetual and continuous. If membership is disrupted for one season, you may not keep your current position on the waitlist.
- 2) Stay current with all LOC/LBH/LBCC Fees, dues and assessments.
- 3) You must be an active easement member in good standing to remain on the waitlist.
- 4) Waitlists are updated and posted after all fees are paid by the members in that season per the above.

If any of these conditions are not met, space will be offered to the next person on the list. **Wait list rules are subject to change at any time.**

How do I renew power boat moorage or racking for canoe, kayak or paddle board?

Easement members who had a boat slip or storage space assignments in the previous year, retain the space indefinitely provided the boat member is:

- 1) Current with all LOC/LBH/LBCC Fees, dues and assessments.
- 2) Notifies the club Secretary by February 15th of the current year.
- 3) All watercraft have current valid licenses and tagged with the current year.
- 4) No Pontoon boats or inflatable boats are allowed.
- 5) The watercraft be physically in the assigned slip or in the assigned rack slot by July 1st.
- 6) Failure to meet the above may result in assigning the watercraft rack or boat slip to the next person on the waitlist.

Boat Owners Additional Information:

Please ask for additional information on LBCC boat slip rules and requirements specific to boat slip assignment and boat requirements. Repairs for damages for improper moorage or failure to monitor wave action will be repaired by a licensed contractor of the Board's approval and charged to the slip renter. This applies to all canoes, kayaks and SUPs as well.

Using the Barbecue.

Use of the barbecue is strictly for club sponsored events such as the annual 4th of July community BBQ.

Food at the Easement

Picnic tables and the counter areas are for food. Please do not use them for seating. Food products stain our natural cedar deck. Please feed children from the tables not the deck surface. We have a constant rodent population that love to find left snacks under canoes, in kayaks and in restroom waste baskets and the garbage. Please pack your garbage out if you think it may be an attractive nuisance. Please separate recycling, glass and garbage in designated containers.

What is Horseplay?

Membership is composed of all age groups and members should be sensitive to other members' experience(s) when using the easement. Families with children are expected to enforce good behavior while at the easement. More than one person on the diving boards is NOT permitted. Water toys, water guns, slide mats, small rubber pools, rubber rafts, take up deck space and limit accessibility for all members and age groups.

Is fishing allowed?

Because of the small size of the easements and negative impact it has when other members are present and problems with lost fishing lures and fishing lines in the marina area, fishing is not allowed.

Wheelchair Access?

Yes, the LBCC has a great ramp system for wheelchair access however use is at your own risk and LBCC can not be held liable for use.

Can I keep my equipment at the easement?

No personal items may be stored at the easement. Left items will be discarded by Thursday evenings. Valuable left items will be stored with the club Secretary. If you have a question about what you may take to the easement call the club secretary.

What do I do when I am last at the easement?

Please close the umbrellas for the evening and place any plastic chairs away in their storage place for the night. Please check for unwanted garbage and place it in garbage receptacles.

What if I see someone who is trespassing?

Members are expected to self enforce the rules for the benefit of other members. It takes a community to make this work and it can be hard at times to confront someone. Most times you will be meeting one of your neighbors which is a good thing. If you find a trespasser you can first ask them to leave and reinforce that this is a 'private easement' and any guests must be accompanied by a member. If they are uncooperative, please report the trespassing to the Lake Owego Corporation Lake Patrol (503) 810-5411 or call the Lake Oswego Police at (503) 635-0238. Thank you.

Additional Questions?

Please contact the Club Secretary for any questions you may have. We are here to help.

Please remember this is a community resource and works better when we look out for and help each other through our driving principles:

- Safety First.
- Respect Others.
- Protect the Easement and Member Property.
- Keep Clean.
- Have Fun!