

Paradise Community Club, Inc.

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Next Regular PCC Board Meeting

September 10, 2017

1:00 PM – PCC Office

151 Nisqually Way

PCC Board

President Bill Balcom
VP Bill Krause
Secretary Brett Anderson
Treasurer Sonja Maddux
Trustee Julie Caldwell
Trustee Chuck Mitchell
Trustee Steve Olson
Trustee Calvin Porter
Trustee Joan Williams

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Message from the President

With summer fast approaching, many community members will be returning to their cabins or camping lots to enjoy what Paradise Estates and the local area have to offer. For those of you who are new to the community, I'd like to welcome you to Paradise Estates.

During the winter months our Water Department team has been busy replacing aging water meters with new meters. We are also in the process of replacing a water line servicing Kautz Place (after a major break in the line). If, during your return you have water problems or concerns contact our Water Department at one of the numbers at left.

During a recent visit to our cabin we've noticed an increase in the deer population and in addition, we have several families with children playing, riding bicycles or walking along our roads. Please be mindful on our roads. Please do not park any vehicle, boat or RV alongside any of the roads, and pay attention to your car speedometer as you are driving. The Lewis County Sheriff's Office has been helpful with the temporary placement of a speed monitoring device along Kernahan Road. As a reminder the speed limit within Paradise Estates is 25 MPH.

The 2017 Annual Meeting is scheduled for Sunday, 6/25/17 at 10am. See below for more details. The Paradise Estates' Annual Picnic will be held July 15th from Noon to 2pm. Be sure to note the date on your calendar and join us for burgers and dogs, which will be provided. The picnic is a great way to meet other lot owners and get to know your Board Members as well.

Have a great summer! Bill



Annual Membership Meeting!

Mark your calendars! This year's Annual Membership meeting will be held as follows:

Sunday, June 25, 2017

10:00am – 2:00pm

**PCC Community Center
151 Nisqually Way**

(Potluck Lunch format)

Agenda

- Last Call for Ballots
- Call to Order / Introductions
- Review of Prior Years Minutes
- Treasurer's Report
- Accounts in Arrears
- Prior Year's Accomplishments
- Ballot Counting
- ~Potluck Lunch~
- Emergency Preparedness
- Water System Report
- 2017 Projects
- Good of the Order
- Adjournment

Community Events

This year's summer picnic will be held as follows:

Sat. July 15th 12-2pm
(at PCC Office)

Free burgers, dogs, and snacks for attendees!





It's a great time to burn those fallen limbs and tidy up your lot.

Remember - tall grass is a hazard to all!

Fire info:

FREE Burning Permits
Burn Ban Status
Pierce Alert Program

Call SW Clean Air Agency

(800) 633-0709

or go to

burnpermit.lewiscountywa.gov

For instant free residential burning permit (generally valid until July 1st.)



Lewis County has only allocated one speed limit sign for our community. The speed limit throughout Paradise Estates is 25 MPH. Please observe this limit and ensure that your tenants and guests are aware.

PCC Office Hours:

12-4 pm

Mon, Wed & Fri

An **OPEN** sign is displayed during office hours

Phone/Fax: (360) 569-2669

or

Email/Web:

PCC007@centurytel.net

www.paradisec.org

Project Updates

We continue to replace water meter registers with 20-year units. This involves significant capital expense yet we remain determined to complete the effort within our existing budget. To date we have replaced over 175 meter registers. We would like to thank Ben Pacatte for his above and beyond efforts, which are saving our association thousands of dollars!



Water Line Upgrades

While we have placed a temporary hold on proactive cul de sac upgrades, we are planning such an upgrade for Kautz Place. This aging line has broken in several places and required a few temporary emergency repairs. We now need to replace the line as soon as Lewis County approves the permit.

Opportunities

Yoga Sessions

A reminder that free Yoga sessions are held at the PCC Community Center. Call the office for dates/times at: (360) 569-2669

PCC Finance Committee

The Finance Committee meets the 3rd Wednesday of every even month - 10am at the PCC Office. All PCC members are welcome to review how community dollars are spent. Please join us!

Community Watch

Remember that Community Watch meetings are held the last Saturday of every even month (except December).

Be Prepared



Our Building generator stands ready to support our needs during an extended power outage. If you need to during such an event, come to the office for emergency shelter, supplies, and cooking facilities. Think carefully about items you may personally require: medicines, supplements, eye glasses, hearing aids, warm clothing, cane/walker, pet food, and contact information for family, friends, doctors, etc.



Common Courtesy

Please remember to inform your tenants, both long-term and short term, that they are required to adhere to the same rules as lot owners. We have received complaints of loud music, bad language and dog-related infractions, especially with weekend tenants. Short-term tenants have little sense of ownership and are therefore prone to more extreme behavior.

All rented properties should keep a full copy of our Membership Handbook on hand. Remember that you the lot owner must bear the consequences resulting from such behavior.

Reporting Crime

Report non-urgent crime issues and suspicious activity to the Lewis County Sheriff. Non-emergency phone number: (360) 740-1105 State that you "are calling to report _____" and that you would like a case number, as well as a deputy callback.

Passages

Once again we take a moment to recognize and mourn the passing of PCC members and their families. Our hearts go out to the families who lost loved ones over the past year.



'For life and death are one, even as the river and the sea are one.'

~ Khalil Gibran

Notices

Water/Dues Unchanged!

Emphasis on operational efficiency and frugal expense management means that the current 2017 and proposed 2018 budgets anticipate no increase in fees for dues or water delivery.

Keep Us Informed!

It is vitally important to keep the PCC office informed of any changes to your phone number or mailing address. Those of you who live alone should ensure that the office has an emergency contact for you as well. Without one, we may be unable to assist during emergencies!

"One today is worth two tomorrows."

~ Benjamin Franklin