



Paradise Community Club, Inc.

**Paradise Community Club,
Inc.**

PO Box 42
Ashford, WA 98304

Phone
(360) 569-2669

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E-mail
pcc007@centurytel.net

Web
www.paradiseccl.org

Water Emergency?

Call
(360) 523-4111
AND
(360) 569-2669

Picnic Time!

Saturday, July 15th
Annual Picnic
(Noon - 2pm) – PCC Office
151 Nisqually Way

Hamburgers, Hot Dogs, Snacks
and Drinks Provided
(BBQ Duel As Well!)



All PCC Members &
Guests are welcome!

This is a great
opportunity to get to
know your neighbors
and all you need to
bring is your appetite!



2017 Annual Meeting Recap

The 2017 PCC General Membership Meeting was held on June 25th at the PCC office – 151 Nisqually Way.

Meeting Highlights

Election Results

The following individuals were elected or re-elected at this year's Annual Membership Meeting:

President – Bill Balcom
Vice President – Bill Krause
Trustee #4 – Steve Olson
Trustee #6 – Chuck Mitchell
Trustee #8 – Bill Krause
Budget: 64 Yes 5 No (Pass)

Ashford Fire Chief Gary Olson once again recommended insurance that covers helicopter airlifts for medical reasons. He stated that 80-85% of all calls are medical in nature. He has a supply of NW Airlift insurance brochures available at the PCFD#23 building. Fire Commissioner Phil Farcy made an appeal to fill a recently opened Commissioner position. The duties are simply making sure that the department has the equipment it needs and pays the invoices related to its operations. Commissioners meet once per quarter at the LCFD #17 Fire Hall within Paradise Estates. Interested parties should contact the

PCC office and they will be put in touch with Phil.

Lewis County Sheriff's Office was represented by Sgt. Dan Riordan. The Sergeant stated that his patrol staff is up a bit from last year and reports of crime within Paradise Estates has dropped significantly. He was briefed about our Community Watch Program by Paul Nerge and he let us know that it is the single best way to minimize crime and commended the efforts we have made as a community. He then offered to take questions from the audience, the answers to which are described herein. He stated that noise complaints are generally not responded too, unless the noise is persistent and occurs between 9pm and 7am (Lewis County quiet hours). He requested that 911 be called for dogs that charge or bite. He also stated that, while Paradise Estates has a No Fireworks Covenant, Lewis County does not have any such restriction – so surrounding areas may be loud.

The Treasurer's Report (reported by Cecile Roy): The report demonstrated

that tight management of community finances remains the norm. This year saw our liquid assets grow by over \$32,000 in spite of continuing to fund over 75 more replacement meter registers and replacing the water distribution line on Kautz Place (\$18K). No members have property liens in place at this time, 1 property is scheduled for Sheriff's Sale on 7/7 and only 1 member's properties are awaiting sale or bank foreclosure. The combined water loans principal balances have dropped by over \$27,000 to just under \$715,000 as of 12/31/16.

Water Report – Ben Pacatte once again reported a green status for our water system and reported that last year's pressurization issues are now behind us. He anticipates cleaning the remaining storage tower in September or October of this year. If you get the chance, please tip your hat to Ben. He has worked many 7-day shifts and has responded to many service calls, many of which require an immediate response. He is saving our community money every day!

Thank You Ben!

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PCC office hours:
12-4 pm

Mon, Wed, & Fri

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

Phone/Fax: (360) 569-2669

Email:

PCC007@centurytel.net

Are you looking to volunteer with a local organization?

Consider joining our local Lions Club. You will meet friendly people who are committed to helping their local community.

For information, call:
Steve Olson: (360)569-0063

The Mt. Rainier Lions Club is located just west of Ashford at 27726 SR 706 East



Note

Persons with disabilities who require accommodations, or alternative means for communication of program information should contact Cecile at PCC office (360) 569-2669 at least 24 hours in advance of events requiring same.

PCC is in compliance with the terms of the Assurance Agreement (RD form 400-4), executed in conjunction with the RD funds awarded for this project (water system upgrade).

Short Term Rentals



Some properties don't get used much by those who own them. The cost to maintain those properties nevertheless continues to increase over time. It has therefore become more popular to rent out these "vacation properties" for short periods of time. While PCC does not preclude such rentals, owners need to make sure that their properties remain in compliance with our established Rules & Regulations. All tenants, whether monthly or short term, must comply with all rules and covenants in our Membership Handbook. A copy of the Handbook should be provided to each tenant and can be found on the Documents link on the community website (www.paradisec.org). Keeping a copy visible in your rental is strongly recommended. Remember that owners are responsible for the actions of their guests.

Annual Meeting Highlights (cont.)

The Grounds Report was made by Julie Caldwell, who stated that the grounds are looking pretty nice this year and that letters to owners regarding infractions seem to have been very effective. Dog issues continue to require the most action (prolonged barking, roaming loose, and defecating without cleanup). Second infractions result in a \$100 fine being assessed to the owner of the property where the dog resides.



We must mention the food! This year's pot luck lunch was most enjoyable and served as a great way to visit with neighbors not often seen! Thank you for sharing some of your favorite recipes!

"There shall be eternal summer in the grateful heart".

~ Celia Thaxter

Finished Projects

The following is a recap of community achievements over the past year:

75 more water meters upgraded!

Clean-up Day removes 90% of Scotch Broom!

Emergency Generator Installation Complete!

Local Fuel Account Established

Water line upgrade for Kautz Place

Water Dept. Vehicle Purchased

Successful petition to have roads placed on County schedule for repaving/chip sealing in 2018.

Office Front Painted / Gutters Installed

Office Bldg. Cleaned – Inside and Out

Reminders!

1 Please make sure to mow tall, dry grass, as the weather is hot and dry now!

2 PCC Quiet Hours are 10pm to 8am daily. Please respect your neighbors' right to peace and quiet.

3 Be cautious when driving through the community. The Speed Limit in all of Paradise Estates is 25 MPH and no parking is allowed alongside our roadways.

4 Outdoor burning is limited to branches, sticks and leaves that naturally grow on your property. Unattended fires, burning garbage or other debris warrants a call to the fire department!

5 Dogs must be under your control at all times. Lewis County and PCC have leash restrictions. Call (360) 740-1105 to report loose or threatening animals.

Office Events

Community Watch /Emergency Management Meetings

10am – Last Saturday of every Even Month (except December)

Free Yoga Sessions

Wednesdays 10am-Noon

Finance Committee Meetings

10am – 3rd Wednesday of every even month
(Review of Financials–All Welcome)

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The PCC Board would once again like to welcome all new members to our community. We hope that you thoroughly enjoy your ownership within Paradise Estates. Please let us know if you have any questions or concerns.

Your PCC Board of Directors

President	Bill Balcom
Vice President	Bill Krause
Secretary	Brett Anderson
Treasurer	Chuck Mitchell
Trustee	Calvin Porter
Trustee	Steve Olson
Trustee	Joan Williams