



Paradise Community Club, Inc.

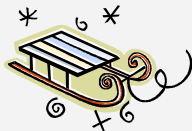
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Next PCC Board Meeting

January 12, 2014

1:00 PM – PCC Office

151 Nisqually Way

PCC Board

| | |
|------------------|----------------|
| President | Bill Balcom |
| VP | Bill Krause |
| Secretary | Brett Anderson |
| Treasurer | Sonja Maddux |
| Trustee | Sara Holmgren |
| Trustee | Beth Marzano |
| Trustee | Steve Olson |
| Trustee | Calvin Porter |
| Trustee | Joan Williams |

Message from the President

Whenever I'm asked about our cabin in the woods, one question seems to always stand out; "What do you do at your place"? It's a natural question to ask since the joy of cabin, camper, or camp living is not about the structure or campsite but the mountain activities that our community members are involved in.

What we like most about our place is we have no TV, internet, or cell phone service. We go there to relax, read, play cards, or just listen to the radio. For most of our community members, Paradise Estates give them a chance to spend time with family and friends, and it's a place for our kids and grandchildren to enjoy for years to come.

As we close out 2013, I'd like to say a heartfelt thank-you to each one of you who took time to make our community the special place that it is today. The community has much to be thankful for due to your efforts. Once again the community's finances are in good shape and as with past years we plan to earmark those monies for additional community improvements.

As we head into a new year, hopefully you and your family will have enjoyed your time at Paradise Estates. Your Board of Directors wishes each of you and your family a Joyous Holiday Season, as well as a prosperous and healthy New Year.

Bill Balcom – President, PCC



Fire Levy Passes!

This fall, the residents on the Lewis County side of the Nisqually River faced a potentially serious issue regarding fire coverage for the area. In short, PCFD #23 in Ashford was asking LCFD #17 to approve a significant levy increase in order to continue to support our side of the river. Failure of this levy would likely have increased insurance rates quite significantly. We are pleased to report that the levy passed, but by a narrow margin!

Construction Update

2013 marked the beginning of water line replacements for the side roads and cul de sacs within Paradise Estates. This summer saw the completion of Mountain View and Creek Place upgrades. We expect to complete upgrades to a couple more areas in 2014. The long term goal is to have new delivery piping to all lots.



Welcome to Paradise!

This past year, we have again seen an increased number of properties change hands. We would like to welcome all new PCC members to this mountain community.



We hope that you enjoy your visits (or residence) and look forward to getting to know you at one of our community events.

Reminders

2014 Membership Fees are due by 2/1/2014

- \$250 per Lot -

Avoid Late Fees by
Paying on Time



Please keep pets on leash and clean up after them

Turn off Water While Away

Each year, especially during cold weather, one or more members suffer a significant water loss due to an unexpected break on their side of the water meter. This misfortune can lead to very high water use charges. When leaving your property for a significant period, please turn off your water to minimize any such water loss.

Call the office at (360) 569-2669 if interested in more information on:

Photo Contest

Free Yoga Sessions

Free Art Club Workshops

PCC Office Hours:

12-4 pm

Mon, Wed & Fri

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

Housekeeping

Has there been a change regarding who is living on your property? Please make sure to keep the PCC office informed of any updates to your:

Mailing Address
Contact Information
Names of Tenants

We want to be sure that we know how to reach residents when we need to, especially if they are living alone.

Finance Committee Meeting

Since our recent change of banks, our monthly statements have been showing up a little later than we were used to seeing. Because of that, they are too late to be used for the Finance Committee review. Because they are key to that open audit, the regular meeting has been moved out a week to the 3rd Wednesday of every even month, effective Wednesday, 12/18/13.

Reference

XC Skiing
skimtta.com/about.htm

Local Events?

www.rainierfestivals.com

Book Exchange

Our book exchange has been very popular! We have an ample supply of books and new materials arrive regularly. Bring a book you are finished with to the office and exchange it so that you have something to enjoy on a rainy afternoon!



Minimizing Crime

We all hope that our property isn't targeted by thieves. Here is a tip sheet to help you minimize risk in this area:

1. Don't leave obvious signs that your house is unoccupied. Make your home look lived in.

2. Get to know your nearby neighbors. You can watch each other's homes when one of you is away.

3. Don't advertise your vacation on social networking sites.

4. Buy good locks and make sure you use them, as well as your alarm system or cameras.

5. Remove obvious temptations. Lock up any items that are easily pawned.

6. Be prepared for the worst. Back up your computer and ensure strong password protection. Video your home inside and out to make potential insurance claims easier to file.

Report incidents to the office!

Stay Informed

A reminder to check the association website at:
www.paradisec.org

The website hosts association documents (meeting minutes, water quality reports, etc.), calendar events, important updates, community photos and much more!

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You can sign up for email alert notifications on our community website. Just go to www.paradisec.org and follow the "Email List" link to sign up. Signing up for this free notification option will help ensure that we can get important messages out to you in a quick and efficient manner.

Pre-pay Discount!

6 bi-monthly water billings at \$36 each = \$216 per year. Deducting the 5% discount lowers this amount to \$205.20. Simply pay this amount for each lot you own no later than February 15th in order to receive your discount. The entire payment is credited to your account and means that you may not receive water bills until the entire credit has been used up. This saves PCC money due to the reduced printing, supplies and postage expenses. Your meter will still be read and any billable usage will also be deducted from your credit balance. Please contact the office at (360) 569-2669 if you have any questions related to this payment option, which is designed to save you money!

In Appreciation

For several years now, Paul Nerge has led our Community Watch program. Paul has devoted significant time and effort to ensure that we minimize any crime within our neighborhood. His meetings are held the last Saturday of every even month (skipping December). Paul has recently expanded the program to the greater Ashford area, which has yielded a lot of new information. His meetings help provide data that we can all use to stay alert. And sometimes he arranges for a free pancake breakfast!

We would like to thank Paul for his years of dedication and make sure he knows how much we appreciate everything he does for us!

"We do not inherit the land from our ancestors; we borrow it from our children."

Native American Proverb