

Paradise Community Club
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Message from the President

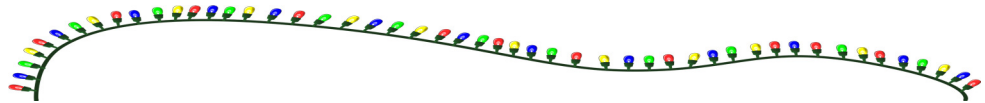
After spending the past several years enjoying the cabin we thought it would be a good "idea" this year to add cable TV and internet. Having the ability to watch sports, local news and favorite shows or browse the internet would be a nice addition when we are at the cabin. After discussing this thought with our kids we were met with a resounding "NO". As attached to their iphones, Facebook, and everything else that comes with electronic devices, the cabin is a place for them to get away and disconnect from their daily life. They went on to explain the cabin was their refuge where they can sleep in, read a book, watch a movie or play a game, while reconnecting with family or friends. No matter whether you live full time, camp, or come to your cabin as time allows I hope you get the same enjoyment as our kids once you return to your home, cabin, or camping spot.

Our community is fortunate to have our dedicated employees and several volunteers who spend countless hours throughout the year on operations and making improvements within Paradise Estates. Your involvement and work does not go unnoticed by our membership. Water Department employees have worked tirelessly replacing aging water meters and their labor to install them is at little to no additional cost to our membership. I want to thank each of you for your time and effort in making PCC a better community.

Two board members stepped down to pursue other ventures this past year. Sonja Maddux, Treasurer and Julie Caldwell Day, who oversaw our grounds maintenance. Your input, ideas and dedication to the community will be missed. Thank-you to each of you for all you did for this community.

In closing, here's hoping PCC is your place to get away from the busy life a city often brings.

Merry Christmas and Happy New Year! Bill



Next PCC Board Meeting

January 14, 2017
1:00 PM – PCC Office
151 Nisqually Way

Next Community Watch / Emergency Management Meeting

February 24, 2017
10:00 AM – PCC Office

PCC Board

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



2017 Water Department

Manager Ben Pacatte
Assistant Alvie Whitlock

Dog Gone!

Dogs are a continual topic at our Community Watch meetings. Reports of dogs running loose, attacking other animals/persons, defecating without owner cleanup or barking/howling continually never stop. We will be posting signs for our



infrequent visitors that indicate repeat infractions will result in a \$100 fine and the involvement of the Sheriff.

Annual BBQ Picnic

It's come to our attention that the annual picnic is a function put on for the Board's benefit. To clarify, the picnic is a community social event meant to give the membership something in return for the dues each lot owner pays. Although costs to hold the function are small, your Board of Directors feel it is important to provide our membership a way to meet neighbors and establish new friendships. It is a time to put aside differences, ask a board member questions, raise concerns, or clarify questions on a subject that is

important to you.

At the picnic, we are often able to dispel rumors or gather input on issues of importance that improve our community.

The Board Members would welcome community members who would like to lead one or more of the three areas of the planning, cooking, or setup for future picnics to help make it the community function it's intended to be. If interested contact Cecile at the office, so that a board member can get back to you.



Deadline for 2018 Membership Dues 2/1/2018

- \$250 per Lot -

Avoid Late Fees by Paying on Time

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 avoid unnecessary loss.

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

Free Yoga Sessions

Book Exchange

Volunteer Opportunities

Emergency Management

PCC Office Hours:

12-4 pm

Mon, Wed & Fri

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

Help Us Help You

You know your own strengths and limitations better than anyone. We want to make sure that you get the help you need during emergencies. If you have limited mobility, young children, or other special needs, please notify the PCC office. This will help ensure that we address your emergency needs in a more efficient manner.



Dealing With Yard Waste

If you are not comfortable burning your yard debris, you can also haul it to the Puyallup Yard Waste dump located at:

17925 Meridian E
Puyallup, WA 98375
(253) 847-7555
www.liservices.com

It's FREE!!

Forest for the Trees

Paradise Estates has long been established as a mountain retreat and is nestled amongst the trees below the majesty of Mt. Rainier. Members sometimes need to cut down some of their trees, to allow them to develop their lots. While most of us love the trees, this is expected and generally leads to an improved parcel. You can help us preserve the natural beauty within our community by minimizing this type of cutting. Cutting trees for the sole purpose of profit is a commercial act. Please note that Covenant #1 states "All lots in the plat of Paradise Estates shall be used for residential, recreational and /or rental purposes only. Cleanup is required within 1 year and replanting where possible helps a great deal!

Rental Rules



Nationwide, it has become commonplace for owners to rent out their homes/cabins themselves, or through various vacation rental agencies (VRBO, HomeAway, Flipkey, etc.). While rentals have long been a part of life within Paradise Estates, short-term and weekend rentals bring a new dynamic with them. Often such tenants do not feel vested in the community and/or are in larger, noisier groups. Please emphasize to your tenants that they must adhere to all rules and covenants. PCC will soon post the most important rules to www.paradisec.org.

Pre-pay Discount!

Once again, we have been able to hold water rates to established levels (for 13th years now)!

6 bi-monthly water billings at \$36 each = \$216 per year. Deducting a 5% discount lowers this amount to \$205.20. **Simply pay this amount for each lot you own no later than March 25th 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, stationery 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 \$ave you money!

Be Prepared

Emergency Checklist:

- ✓ Medicines
- ✓ Fresh Water
- ✓ First Aid Kit
- ✓ Batteries
- ✓ Flashlight
- ✓ Family Photos
- ✓ Phone Numbers
- ✓ Vitamins
- ✓ Food/Pet Food

Think through being stranded for several days to get a feel for the things you could not do without. Regular Emergency Management meeting are held at 10am on the last Saturday of every even month (except December). We appreciate any donated emergency supplies as well!

Adieu...

Once again we mourn the passing of some of our community members. It is difficult to lose even a single voice from our small neighborhood.



Our hearts go out to those families who have had to face such loss this past year.

We wish you peace in the coming year.

"Stay, I whispered, as you shut the door behind you..."

~ Rupri Kaur