



Paradise Community Club
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Next PCC Board Meeting

January 13, 2019
1:00 PM – PCC Office
151 Nisqually Way

Next Community Watch / Emergency Management Meeting

February 23, 2019
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



2019 Water Department

Manager Ben Pacatte
Assistant Alvie Whitlock

Message from the President

This past year seems to have quickly slipped by all too quickly with a lot happening within our community. The county upgraded our roads, our common areas were well kept and our Annual Picnic had the most participants we've seen to date! Life at our cabin is always an enjoyment, especially with family or friends. Hopefully, all of you have enjoyed some peaceful serenity within the community as well.

As we close out each year, I like to take time to recognize all those who contributed to Paradise Estates. As with last year, we could not have enjoyed the community without our employee's efforts. Cecile Roy works tirelessly and has done a great job in our office. She is most often the person you talk to when contacting the office by listening to concerns (and she passes those concerns on to the Board members). She answers questions and performs a multitude of other office duties. Ben Pacatte and Alvie Whitlock put in countless hours working in our water department, maintaining the distribution and filtration equipment and performing repairs, keeping our water flowing and your drinking water crystal clear and clean. If time allows, stop by the office and thank them for their efforts. To those of you who work silently behind the scenes - removing trash from Lake Holiday, picking up litter or dog poo from the roadside, keeping an eye out for vandalism and other suspicious activities, thank you for your contributions to the community.

As in past years and looking forward to next year, we are in the good financial shape and are able to meet our obligations, with funding left over to carry us into the New Year. Your Board of Directors continually looks for opportunities to make your dollars go as far as possible.

Wishing you a Merry Christmas and a Happy New Year – Bill



Billing Change

Your amount owed for 2019 dues now shows up on your last water bill for the year. This is as a result of consolidating our billing processes, which helps us streamline office operations.

Any pre-payments that you have made for water or dues will be reflected on the bill and your initial due date will be extended to 2/1/2019.

Please let us know if you have any trouble understanding this administrative change.

New Year's Eve Party!

In an effort to provide a fun community forum, we have decided to host a New Year's Eve Potluck!

This is simply a time to relax, have some fun and wind down some of the last remaining hours of the year. We look forward to spending the afternoon with you, enjoying a collection of favorite recipes! You might find that it's a good opportunity to meet some new neighbors as well!

Where: PCC Office

When: 1-5 pm December 31, 2018
(Doing it early so kids can join us)

Who: PCC Families

What: Food & Games—Bunco, Sorry, Quirkle, or bring your favorite

Bring a potluck dish - No alcohol





Deadline for 2019 Membership Dues 2/1/2019

- Still \$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

Water Conservation

Water is perhaps the most precious commodity on Earth; we simply can't live without it. Because it is so vital, water utilities ask that it be used efficiently and that consumers are incented to conserve. PCC has demonstrated diligence in the operation and maintenance of our water delivery infrastructure and this has benefitted our members via low water rates. This has served our community well (no pun intended) for many years and we have enjoyed the lowest water rates we have knowledge of across Western Washington. Our billing structure however has only one pricing tier for water consumption. While the first 200 ft3 is included in our base rate, a member who uses a great deal of water pays the same "per unit" price as a member who uses very little. This structure does little to incent water conservation, which is a State requirement.

At the November PCC Board Meeting, a committee was assigned the task of researching/recommending usage rates for an additional tier or two of usage levels. They will report back to us in the New Year.

Heavy water use places demand on our limited water resources. More water use means more pumping time, which means more power consumption and wear and tear on our water infrastructure. Our goal is simply to implement pricing tiers that would compensate for these increased costs and better incent conservation of this most precious resource.



Rental Aid



Our community has seen a significant increase in the number of properties that are rented to others – especially in terms of short-term rentals. The PCC Board recognizes that short-term rental clients are generally not as informed as residents when it comes to community rules, regulations and covenants. In an effort to address this, the Board has created a simplified quick reference sheet that can be posted in such rental properties. It is available in laminated form in our office and can be printed from our community website as well: www.paradisec.org

Pre-pay Discount!

For the past 14 years, we have been able to hold your water base rates stable!

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 money saving option.

Stay Ready!

Emergency Checklist:

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

Think through being stranded for several days to get a feel for the things you could not do without. Community Watch / Emergency Management meetings are held at 10am on the last Saturday of every even month (except December). We urge you to attend!

Salute

Each year we take a moment to honor those members who have passed from our earthly home. Some of these members were here during the founding of our great community. To them we owe a debt of gratitude, for theirs are the shoulders on which we stand, and they represent the bedrock that our Paradise is built upon...



We salute you!

“The greatness of a community is most accurately measured by the compassionate actions of its members.”

– Coretta Scott King