

**Paradise Community Club,  
Inc.**

PO Box 42  
Ashford, WA 98304

**Phone**

(360) 569-2669

**Water Dept. Cell Phone**

(360) 523-4111

**Fax**

(360) 569-2669

**E-mail**

PCC007@centurytel.net

**Web**

www.paradisecc.org

**Next Regular PCC Board  
Meeting**

May 5, 2019

1:00 PM – PCC Office

151 Nisqually Way

**PCC Board**

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

Please remember to turn off your water when leaving our community for an extended period. Freezing weather, tree roots and other factors can result in some very expensive leaks!



## Message from the President

In 2004 the Washington State Department of Health required Paradise Estates Water Department to make substantial upgrades to its water system, well, storage capacity and filtration/purification processes. Water meters were also required for the first time in PCC history. In the last handful of years, we have also upgraded water lines throughout 8 of our secondary roadways, incurring 6-figure spending on that front. Water bills were implemented in 2005, in order to pay for system operations and the underlying loans. With careful oversight, PCC has met all of its financial and operational requirements and still avoided raising our billing rates (for 14 years)! New equipment, hard work, tight fiscal oversight and some dedicated volunteers have allowed us to keep our costs artificially low.

While our water department has worked diligently to upgrade our obsolete meters over the past 3 years, much work remains. Additionally, some of the core components of our water system are beginning to show their age. We strive to remain vigilant, making sure that our funding model allows us to replace these components as they wear out, or otherwise achieve obsolescence. Over the past two years, we have replaced electrical components, filter media and chlorine injection pumps to name a few of the more substantial repairs. We have at times had to temporarily access our required reserve funds in order to ensure continued compliance in terms of water quality or system resiliency.

In January, I started work on an Asset Management Plan for small water systems developed by the U.S. Environmental Protection Agency. This free application assists small water systems like ours in developing a life cycle management program that results in a better ability to plan, finance, and replace key components. The plan is also necessary for loan or grant requests from State or Federal agencies should future needs require such substantive funding. It is a proactive tool that helps protect the future of our water system by itemizing each asset in the water system, assigning a life expectancy, prioritizing preventative maintenance, and dedicating funds for upgrades and repairs.

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## Annual Membership Meeting!

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

**Saturday, June 1st, 2019**

**10:00am – 2:30pm**

**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  
2019 Projects  
Good of the Order  
Adjournment

## Community Events

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

**Sat. Sept. 7th 12-3pm**  
(at PCC Office)

Burgers, dogs, and snacks provided for attendees!





**It's a great time to burn those fallen limbs and tidy up your lot. Remember – fallen branches and 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](http://burnpermit.lewiscountywa.gov)

For instant free residential burning permit (generally valid until July 1<sup>st</sup>.)

When in doubt, call PCFD #23:

(360) 569-2752

### 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](mailto:PCC007@centurytel.net)  
[www.paradisec.org](http://www.paradisec.org)

## Message from the President (cont.)

Due to increased consumption, community growth, necessary resiliency, and over a decade of rising costs for parts and labor, your board of directors formed a 4-person committee to review our current water rates against anticipated expenses. The intent was to develop and propose water rate revisions necessary to sustain our current water supply, encourage conservation, and support the growth of a healthy and well-functioning water infrastructure and staff for Paradise Estates. After review and much discussion regarding the proposal, the board of directors voted to adopt the proposal. Water rates are therefore planned to increase by July 1<sup>st</sup> of this year.

The monthly rate increase includes:

**Base Rate** – increases \$4.00 per lot owned (*from \$16 to \$20*)

**Capital Charge** – increases \$1.00 per lot owned (*from \$2 to \$3*)

**Consumption Charges – 0** - 200 ft<sup>3</sup> = \$00.00 (*Unchanged*)

201–1000 ft<sup>3</sup> (up from 1.5¢ to 2¢/ft<sup>3</sup>)

1001+ (up from 1.5¢ to 3¢/ft<sup>3</sup>)

This rate structure will ensure that we can maintain the operation and compliance of our system, while continuing to provide you with the high quality water you have come to enjoy!

(Those members who have prepaid their water for 2019 will maintain the \$10.80 discount on their account and will not see a billable balance until their credit balance has been exhausted.)

Bill Balcom President PCC

## Opportunities

### Yoga Sessions

A reminder that free Yoga sessions are held at the PCC Office each Wednesday, starting at 10am.

### PCC Finance Committee

The Finance Committee meets the 3<sup>rd</sup> 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

Community Watch / Emergency Management meetings are held the last Saturday of every even month (except December).

## Common Courtesies

### Rentals

Remember to inform your tenants, both long-term and short term, that they are required to adhere to the same rules as lot owners. All rented properties should keep a full printed copy of our Membership Handbook on hand. **Please remember that you the lot owner are responsible for the actions of your tenants.**

### Dogs

We all love our pets and we want our community to be a place where we can enjoy their companionship. But with pet ownership comes responsibility; dogs must ALWAYS be under your control, not bark for long periods, and their owners are also required to clean up after them.

## 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.

## Developing Your Lot?

Development continues in Paradise Estates. When adding **ANY** structure to your lot, please consult with the office before you commit yourself. County codes must be observed and PCC maintains additional setback requirements on top of what the County requires. So before you do any clearing, please contact us, so that we can make sure your efforts are efficient and in complete compliance of community covenants, rules & regulations.

## Notices

We also hope to see you at one of our community events:

5/4 – Spring Cleanup (Meet at the Office at 9am – rakes, shovels, pruners and wheelbarrows are always helpful)

5/5 – PCC Board Meeting (1pm – PCC Office Building)

6/1 - PCC Annual Meeting (Saturday, 10am – 2:30pm) PCC Office Building

9/7 – PCC Annual Picnic (12 – 3pm @ PCC Office Bldg.)

9/8 – PCC Board Meeting (1pm – PCC Office Building)



“Beware of the half truth. You may have gotten hold of the wrong half.”

~ Author Unknown