



Paradise Community Club, Inc. – An equal opportunity employer and provider for special needs

Paradise Community Club, Inc.

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Web
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Water Emergency?

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

Picnic Time!

Saturday, September 7th
Annual Picnic
(Noon - 3pm) – PCC Office
151 Nisqually Way

Hamburgers, Hot Dogs, Snacks
and Drinks Provided



All PCC members &
guests are welcome!

Come meet your
neighbors and bring
your appetite!



2019 Annual Meeting Recap

The 2019 PCC General Membership Meeting was held on June 1st 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 #2 – Calvin Porter
Trustee #6 – Chuck Mitchell
Trustee #7 – Bill Balcom
Budget: 54 Yes 2 No (Pass)

PCFD#23 Fire Chief Matt

Medford addressed the audience and stated that they expect a bad fire season this year. His team has already assisted in a 7-acre grass fire. He expects the summer fire ban to come early this year as well (ban took effect on 6/17/19 but contained campfires are currently allowed). Matt also discussed the fact that Paradise Estates is in the extension year of its contract with PCFD#23 and that a renewed agreement (or some form of replacement) needs to be agreed upon before 12/31/19. The other forms of coverage include a potential merger or

annexation agreement of our two fire departments. Such an arrangement would likely require equal taxation rates across the two districts. Currently, PCFD#23 residents are taxed at about a 1/3 higher rate than our own LCFD#17 residents. He also spoke of the possibility of PCFD#23 being merged into South Pierce Fire & Rescue (likelihood unknown), which could leave those of us on the Lewis County side of things with inadequate services. LCFD#17 has only one volunteer at this time. This possible change in coverage may cause an increase in fire insurance premiums as well. Our area can expect a levy vote of some sort on the November ballot. Only those whose residence is in the community are eligible to vote.

Lewis County Sheriff's Office was represented by Deputy Chris Rubin, the only deputy assigned to our East end of the county. He once again addressed our nagging issues related to dog behavior. He explained that a deputy (Smokey Padgett) has been assigned to investigate dog issues. More critical

incidents will result in a deputy being dispatched but follow-on investigations will be led by Smokey. He further mentioned that prolonged dog barking (30-minutes or more between 9pm and 7am) is a violation of Lewis County Code. Deputy Rubin stated that he knows that some calls are not placed because of the belief an officer will not respond – or at least not in a timely manner. Nevertheless, he suggests that calls are never suppressed as the old adage "the squeaky wheel gets the oil" remains true.

He confirmed the non-emergency number below:

Sheriff Non-emergency #:
(360) 740-1105

Treasurer's Report
(As of 5/31/19)

Reserves = \$62,881.17
Checking = \$86,723.94

Sani-Can at Lake

After a suggestion at the meeting and a consensus after discussion, the Board agreed to place a Sani-can at Lake Holiday. This is on a trial basis through the Labor Day holiday.

PCC office hours:
12-4 pm
Mon, Wed, & Fri

Phone/Fax: (360) 569-2669

Email:
PCC007@centurytel.net

Support the Lion's
July 4th-7th (11am-6pm)
Serving Hamburgers to raise
funds. They're delicious!

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



Next PCC Board Meeting
Sunday, 9/8/19 – 1pm
PCC Office – 151 Nisqually

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).

Reiteration of Rules



Our Membership Handbook provides a thorough review of PCC Covenants, Rules & Regulations, and is located on our website (see [Documents](#) link on www.paradisec.org). The PCC office has observed over time that most of the complaints that we address fall into just six areas. In an effort to aid our property owners, we have developed a Quick Reference Sheet, which was distributed last year. This document focuses on those areas that account for 80% or more of complaints heard by the PCC office. We ask that members ensure that all tenants or guests be kept aware of these requirements. We have laminated the form for durability and suggest that it be placed on the refrigerator or in other conspicuous location. Call the office if you are new to the community or need another copy. Remember that owners are responsible for the actions of their guests.

Annual Meeting (cont.)



A bear has been seen at various locations within and around Paradise Estates (over the past few weeks). Please be cautious, don't approach and leave no food outdoors. Children and pets are of particular concern.



We offer a huge thank you to everyone who helped prepare a portion of what was once again a delicious pot luck luncheon spread!

Water Department Report

Ben Pacatte reported that our system has a green status and remains in compliance with all required regulations.

He recapped the recent work to upgrade Well House #2 (Parts Bins, Wall Sheeting, Work Area/Bench, Gravel Driveway) and the remaining work (Emergency Generator, A Variable-Speed Pump, Connection Valve, Electrical Upgrades) that are expected to be completed by mid-July. Ben also announced that he has been summoned to Jury Duty in July and has worked out staffing coverage for the potential time away. He will also be available to assist Bill Balcom with the upcoming USDA Security Audit.



2019 Progress

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

Improvements to WH#2 Building and Grounds

(Parts Bins, Wall Sheeting, Work Bench, Generator Slab, Insulated Walls and gravel driveway and well yard)

Spring Cleanup/Branch Chipping

A big thank you to those of you who helped during one or both of our spring cleanup days!

New Emergency Shelter signs

Repaired street lights (PUD)

New Total Burn Ban signs

Replacement of WH#4 Control Panel

Billing Systems consolidation

Take Note:

Tall Grass Danger!

It is critically important during the summer months to keep your grass mowed. Tall dry grass brings great potential fire danger to our community. Please promptly respond to any related notice.

Community Watch / Emergency Management Meetings

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

Lewis County Sheriff Non-Emergency# 360.740.1105

Free Yoga Sessions Wednesdays 10am-Noon

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

Bible Study Mondays 6:30-8pm

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
Trustee	Rose Gaines

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

~ Celia Thaxte