

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



## Paradise Community Club, Inc.

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Ashford, WA 98304

**Phone/Fax**  
(360) 569-2669

**E-mail**  
pcc007@centurytel.net

**Web**  
www.paradiseccl.org

## Water Emergency?

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

## 2020

## No Picnic!

As if to fall in line with the rest of this year's challenges, our Annual Picnic was canceled. In fact, our clean-up weekend, June and September Meetings were also canceled due to Pandemic precautions. Many of us are hoping that all of these challenges will be left behind by year's end and we can once again experience full enjoyment in our little corner of Paradise.

## 2020 Annual Meeting Recap

The 2020 PCC Annual Meeting was held on August 23rd at the PCC office – 151 Nisqually Way.

### Meeting Highlights

This year's meeting was rather unique; Covid-19 restrictions prevented us from including our membership at the meeting. The Board members sat apart and wore masks; this after the office building was thoroughly cleaned and wiped down.

### Election Results

The following individuals were re-elected at this year's Annual Membership Meeting:

**President** – Bill Balcom  
**Vice President** – Bill Krause  
**Trustee #4** – Steve Olson  
**Trustee #5** – Rose Gaines  
**Trustee #8** – Bill Krause  
**Budget:** 58 Yes 2 No (Pass)

**Fire Department Update:** The PCC Board had met recently with PCFD#23 Fire Chief Matt Medford. Matt once again spoke of the possibility of his fire department potentially executing a merger with LCFD #17 on our side of the river. While this is not a certainty, he stated that department consolidations are encouraged in an effort to reduce aggregate costs

for equipment and training. He also stated that, should a merger occur, PCFD #23 would take control of the Paradise Estates-based fire station. Matt further stated that he wants to own the building and the land beneath it, in order to ensure he has complete control of its operation, maintenance and future. The PCC Board currently has a zero dollar lease in place that provides the building to LCFD #17 for their exclusive use. With Matt's insistence on owning the property (which would mean carving out a piece of land from PCC's largest parcel) the Board decided to consult with our attorney.

**Community Watch:** Steve Olson reported that the regular meetings are sparsely attended and that most people seem to be using the Ashford Heads Up Facebook page to disseminate information more quickly. Nevertheless, he reminded the group that the Sheriff non-emergency number is:

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

### Treasurer's Report

(As of 7/31/20)

Reserves = \$72,903.83  
Checking = \$87,462.32

### Water Department

Ben Pacatte reported that our water system maintains its green status and he recapped some of the more significant water-related efforts of the past year. The most significant effort involved Well House #2 (WH2)

WH2 was significantly upgraded and brought back online in order to provide relief for Well House #4. This included clearing brush away, adding a generator and fuel tanks, building insulation, a new power pole and security light, and adding shelving/bins and a work bench area. With this upgrade, our capacity and resiliency have now been enhanced. Ben also reported that weekend water use has climbed somewhat dramatically, due to the increase in development and the growing number of short-term rentals. This will need to be monitored very closely.

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

**Phone/Fax:** (360) 569-2669

**Email:**  
[PCC007@centurytel.net](mailto:PCC007@centurytel.net)

**Next PCC Board Meeting**  
Sunday, 11/8/20 – 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 the [Documents](#) link on [www.paradisec.org](http://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.)

### Bavarian Retreat Water

For those who aren't aware, our neighbors in Bavarian Retreat (BR) have been informed that their water system no longer meets a handful of minimum requirements, as set forth by Washington State Department of Health. BR has worked with DOH to explore ways that they can bring their system back into compliance. DOH believes that the path to their own self-managed, compliant system will be very difficult and expensive for a 44 lot community to manage and they are suggesting that it may be more feasible to consider connecting to the PCC water system instead. They also stated that they openly advocate fewer bigger systems across our State. In order to explore the matter further, a grant

is being sought from the State in order to study the details and impacts of such a solution. At this stage, we know little else but the Board wants to assure all members that we will only consider such an initiative if we are convinced that it will in no way negatively impact PCC members. Assuming the grant money is awarded, you will be kept informed as we learn more about any proposed water system consolidation.

### Ownership Changes

If you are selling your property or are a new owner, please contact our office to make sure that we have accurate contact information on file. We are seeing very high rates of property sales but often struggle to get the new owner information, even when Escrow is involved.

*"Nothing ever goes away until it has taught us what we need to learn".*

~ Pema Chodron

## 2020 Progress

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

**Completion of Improvements to WH#2 Building and Grounds**

**Cleaned and Augmented Filter Media in WH#4**

**Increased Water Department Compensation to get closer to Industry Minimum**

**Negotiated an Arrears Settlement with an Aging Foreclosure Property**

**Passed USDA Security Audit**

**Replacement of 30 Obsolete Water Meters**

**Cleared Logjam Blocking Lake Inlet and Replaced Inlet Grate**

**Concluded the Big Creek Footbridge Study – Not Feasible given Current Resource Limitations**

### Take Note:

#### Speed Limit is 25!

Imagine the horror of an injured child that results from someone simply traveling too fast within our quiet community. Spread the word – **25 to stay alive!**

#### 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 & Fridays 10-Noon

**Finance Committee Meetings**  
10am – 3<sup>rd</sup> Wednesday of every even month  
(Review of Financials–All Welcome)

**Bible Study**  
Mondays 6:30-8pm

#### Your PCC Board of Directors

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