

~ We are an equal opportunity employer and provider ~

Paradise Community Club

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Message from the President

As with past years I'd like to use this newsletter to once again thank our employees.

Earlier this year, when our state was placed on lock down due to the COVID virus, our water department crew kept our water system operating, while taking the necessary precautions ordered by the Governor. Our water system manager Ben Pacatte replaced non-functioning water meters, made repairs to aging well house plumbing fixtures as well as chlorine pumps, and valves. Both Ben and Alvie cleaned and replenished filtration media in the filtration system at both well house sites. These are just a few of the many projects these two employees performed to keep our water system operating and providing good, clean water to our membership.

Another employee, Cecile Roy also worked during the lock down. Working limited weekly hours and behind closed doors to prevent the potential of contracting the virus (and following CDC precautions) together with help from Chuck Mitchell, she responds to real estate sales issues, handles water billing mailing/payments and answers many emails and phone messages on a variety of issues. Again this list is just a few of the many tasks she handled during the pandemic.

I'd also like to thank Rod Glyzinski. During last year's storms the lake outflow was eroding away due to the amount of water flowing out of the lake returning to Big Creek. When lake water levels allowed Rod made the necessary repairs protecting the bank against further erosion. When using the lake we'd like to remind you to be mindful of the repair and refrain from water activity around this particular area. To those who have silently volunteered their services to the community - Thank You!

If you happen to come upon Ben, Alvie, Cecile, Chuck or Rod while you're in the community please stop and thank them for their dedication and efforts making Paradise Estates a nice community to own property.

On behalf of your Board of Directors we hope you have a Merry Christmas and Happy New Year.

Bill

Next PCC Board Meeting

January 10, 2021
1:00 PM – PCC Office
151 Nisqually Way

**Next Community Watch /
Emergency Management
Meeting**

February 27, 2021
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

↓ **Contact Info** ↓

Preparing for Inclement Weather

Our system contains 394 member owned lots. Over time, contact information can grow stale if we aren't kept informed. To make sure that we are current, especially in an emergency, we ask that you complete the section below with your current information, then cut it out and return it with your next payment.

| Lot #(s): _____

| Owner: _____ Spouse/SO: _____

| Email: _____

| Emergency Contact Name/Phone: _____

| Owner Mailing Address: _____

_____ **Please attach any other
important information or
special requirements.**

Those of you who have been in the community over the past dozen years or so have likely experienced the effect of heavy rains and snowmelt. It seems that what used to be a very rare occurrence, has now come much more frequently. The occasional heavy water flows through our two creeks are becoming harder and harder to manage with our existing drainage infrastructure. After the last event, which resulted in a massive amount of water flowing down Paradise Drive, our intent was to work with

Lewis County and an excavation contractor to implement changes that would better insure that our members aren't once again impacted by larger surface water events. Unfortunately, COVID-19 interrupted this work by sidelining contractors and reducing County projects. By the time we were able to get some direction from Lewis County engineering resources, our contractor was backlogged with other work and acceptable weather was behind us. (cont.)



Deadline for 2020 Membership Dues 2/1/2021

- Still \$250 per Lot -

Avoid Potential Late Fees
by Paying on Time

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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
Response/Shelter

PCC Office Hours:

12-4 pm

Mon, Wed & Fri

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

Weather (cont.)

The County was able to point out a few capacity bottlenecks and they will plan to relieve a couple of them on their dime. They also provided direction as to how to upgrade/modify our diversion dam so that we can divert more water away from our small pond.

Unfortunately, no physical work is possible until our ground dries out next summer but we will be monitoring our current environment closely and will do what we can to minimize any impact we may face.

We ask your help in keeping an eye on the situation and to let us know if roads or properties are threatened. The county has come through and vacuumed out the culverts and we have also removed a small blockage from the culvert at Paul's Pond. Additionally, we have purchased a supply of 500 sandbags, so that we can better respond to high water situations when they arise.

Lewis County will begin the budget and planning process to help up-size a couple of our culverts (Paradise Drive and Nisqually Way by the bridge) but we don't expect to see any construction for about two years. We will forge ahead in the drier weather and it is our belief that the improvements to the diversion dam will provide the greatest benefit. You might say that we'll be busy as beavers once the water level minimizes.



Liquid Assets

Paradise Estates maintains a resilient water system to ensure we all have adequate and safe drinking water throughout the year. Much effort is expended to ensure that the infrastructure is monitored, maintained, and promptly repaired when necessary. Our water personnel maintain 3 wells in the community and we are currently operating two of the three to better diversify the load and ensure redundancy. Water is our most vital asset and you can rest assured that everyone involved keeps that fact in mind whenever water-related decisions are made. All we ask of our members is to use this resource efficiently, emphasize its use with guests/tenants and shut off your water when away for extended periods. With proper diligence, our "liquid assets" will be sufficient to take us decades into the future.

Pre-pay Discount!

While we finally had to raise our water rates after 16 years, here's a way to save yourself some money!

6 bi-monthly water billings at \$46 each = \$276 per year. Deducting a 5% discount lowers this amount to \$262.20. **Simply pay this amount for each lot you own and each account will be credited an additional \$13.80 to reflect the 5% discount.** The entire payment is credited to your account and means that, providing your dues are current, you may not receive any bills until the entire credit has been used up. Your meter will still be read and any billable usage will 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 Prepared!

Replenish Your Supplies!

- ✓ Reading Glasses
- ✓ 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 in order to stay informed and become familiar with our shelter capabilities.

“In the rush to get

back to normal, use

this time to decide

which parts of

normal are worth

rushing back to.”

Dave Hollis