

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



Paradise Community Club, Inc.

PO Box 42
Ashford, WA 98304

Phone/Fax
(360) 569-2669

E-mail
pcc007@centurytel.net

Web
www.paradisec.org

Water Emergency?

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

Our Picnic is Back!

Provided we don't fall victim to unforeseen Covid-19 restrictions, we will hold our Annual picnic Labor Day weekend on September 4, 2021 (Noon to 2pm). Members will enjoy a chance to mingle with each other and enjoy a delicious outdoor meal.

Please bring a side dish, salad or dessert to share.

(Sorry - no alcohol)



2021 Annual Meeting Recap

The 2021 PCC Annual Meeting was held on June 27th at the PCC office (151 Nisqually Way)

Meeting Highlights

This year's meeting falls on what we hope will be the heels of Covid-19 restrictions within our state.

Election Results

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

President – Bill Balcom
Vice President – Bill Krause
Trustee #1 – Brett Anderson
Trustee #3 – Joan Williams
Budget: 54 Yes 1 No (Pass)

Fire Department Update:

After exploring alternatives, PCFD#23 has approached PCC with a proposed lease document for the fire station that resides within our community. As of this meeting, proposed edits are being sent back to the fire department as we work toward finalizing a mutually-agreeable long-term lease.

Community Watch: Steve Olson reported that the regular meetings remain sparsely attended and that criminal incidents have fortunately been kept to a

minimum. As a reminder, note the number below:

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

Treasurer's Report
(As of 5/31/21)

Reserves = \$74,636.83
Checking = \$103,220.84

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. They include:

- Installation of Surge Suppressors at WH#2 and WH#4 to protect sensitive electronics
- Continued replacement of underground meters on an as-needed basis
- Commencement of a State-funded study to explore the feasibility of supplying water to Bavarian Retreat
- Procurement of a 4x4 pickup to greatly improve efficiency and navigation in the winter months
- Installation of new

Pressure Tanks and filter media

Ben takes his role very seriously and has worked very hard for our community. He keeps our water safe and flowing, something perhaps many of us take for granted. Thank you Ben!

Grounds

Our grounds are in good shape and we appreciate those members who have worked to keep their lots in top form. Most residents are likely unaware that your association works almost continually to maintain our community end to end. They fall dangerous trees, chip branches, maintain parking areas, install fencing, repair community assets and address the many needs of the community. Rest assured that your community is under good stewardship.

In summary, we are happy to report that our finances are strong, crime incidents are rare, our grounds are looking very good and we can all enjoy the place we call "Paradise".



PCC office hours:
1-3 pm
Mon, Wed, & Fri

Phone/Fax: (360) 569-2669

Email:

PCC007@centurytel.net

Next PCC Board Meeting
Sunday, 9/12/20 – 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). 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.**

Rural Reminders

Curb Appeal

While most of our members do a nice job in terms of property maintenance, one area is often overlooked. The front footage of our lots can easily fall behind in terms of lawn mowing, weed whacking, pruning, etc. Sometimes, we just aren't sure where our responsibility ends and the County responsibility begins! Over the years, we have seen different levels of service from the County and PUD but generally speaking, they take care of pruning branches away from public wires and occasionally scrape out the ditches between property culverts. However, this type of maintenance is infrequent and we will all benefit from regular maintenance in order to improve the curb appeal of our community.

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. In addition, when transferring real property via a Quit Claim Deed, the PCC office must be notified in order to transition to the new owner. Lot transfers that don't involve the office can and do result in unnecessary late fees and legal expenses.



“After every dark night comes a glorious morning of a new day”

~ Sunday Adelaja

Latest Progress

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

Electrical Protection added to Well Houses

Continued Replacement of Obsolete Water Meters

Installed Fencing along lake on Osborn Rd

Installed new Pressure Tank and upgraded plumbing in WH#2

Worked with County to identify and construct a plan to further mitigate surface water risks throughout the community

Implemented safety related changes that have successfully kept Covid-19 at bay within our office.

Community Info:

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

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
Trustee	Open