

~ We are an equal opportunity employer and provider ~

Paradise Community Club

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Next PCC Board Meeting

January 30, 2022
1:00 PM – PCC Office
151 Nisqually Way

Next Community Watch / Emergency Management Meeting

February 26, 2022
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
Trustee	Robert White

Message from the President

Paradise Estates is comprised of many talented individuals who have lent their talents by volunteering and making Paradise Estates a better community. Throughout this past year they helped make improvements, provided assistance, worked on projects and tackled various other tasks that have arisen. Those individuals include:

Joyce Mitchell - Joyce has volunteered with special committees as a community representative providing input to the board on certain issues. She also lends her nursing experience to those who may need her nursing skills and helps in the office kitchen during meetings.

Herb Gaines - Herb lent his services and tractor by removing the rotten logs and digging the many post holes for the new cable fence at the lake.

Rod Glyzinski - Rod sees a need within the community and quietly tackles the problem which includes painting the cable fence posts and entrance sign (He even provided the paint). He monitors the cleanliness of the Sani-Kan during the months it is at the lake. Cut, split logs and cleaned limb debris at one of the well houses.

Mark Hoffman - Mark's help was greatly appreciated with installing the posts for the cable fence at the lake. He has also help Rod cut and split logs at a well house and cleaned the area of limb debris.

Jerry and Debra Bosequett - Jerry and Debra raked out rocks and debris, reseeded and replaced vegetation at the diversion dam after the completion of a major project at the site.

David Lindholm and Family - Provided breakfast meats for the breakfast at the Annual Cleanup day, they also moved and spread several yards of wood chips to playground areas making them a little safer for our children.

Kathy Balcom, Darlene Krause, Joyce Mitchell, Shirley Anderson and Rose Gaines - These ladies make sure the office is stocked with supplies, plan, purchase, prepare and serve food and/or snacks at board meetings as well as the annual meeting.

And lastly thank you to those unnamed who quietly pick up trash around the community or help as they see a need.

On behalf of myself, the Board, and the community - Thank You!!!!

Bill

↓ Contact Info ↓

Cecile's Retirement! - Open House – Sat.1/29/22 – 1-4pm

Our system contains 394 member owned lots. Our properties have changed hands a great deal in recent years. **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: _____ Phone _____

| 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 for a while, likely know our Office Clerk – Cecile Roy. Cecile has been the friendly public face who has kept our office running through an extended period of change. She has been a very stabilizing force in our community, demonstrating professionalism, discretion, and dependability. Her attention to detail and focus on customer service has benefited everyone. Her efforts helped the HOA migrate into a new Community Center, after years of moving from one

person's spare room to another. Alas, after 15 years of loyal service, Cecile has decided to retire at year's end. She is passing her torch to Julie Edwards, who has been cross-training with her in recent months. Please join us on 1/29 to thank Cecile for all she has done and wish her a long and happy retirement!

(Food and drink provided – Please RSVP to 360-569-2669)

From the Board:

Thank you for bringing out the best in us Cecile!

Deadline for 2022 Membership Dues 2/1/2022

- Still \$250 per Lot -

Avoid Potential Late Fees by Paying on Time.
(Charge will be reflected on your December billing statement)

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 meter to avoid unnecessary loss. If you don't know how or where to turn off your meter, please contact the PCC office.

Call the office at (360) 569-2669 if interested in more information on:

Book Exchange

Volunteer Opportunities

Emergency Response/Shelter

PCC Office Hours:

1-3 pm

Mon, Wed & Fri

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

Surface H₂O Update

As mentioned in last year's newsletter, a great deal of work was being planned to improve our ability to manage the widely varying amount of surface water that flows through our community. Heavy rains and rapid snowmelt seem to be coming more often these days. Board volunteers are working with State and County officials to do what we can to minimize the risk of flooding for member properties.

October saw the completion of significant excavation work in clearing out the diversion bypass channel. Additionally, we completed the installation of higher channel banks near the existing diversion dam. A new improved dam structure has also been fabricated and is now awaiting a drier period to allow for installation. The new dam will allow very granular control regarding how much water is diverted versus how much is allowed to pass through to Paul's Pond.

The remainder of the work will be performed by Lewis County, as budget dollars allow. The County plans to up-size a couple of our culverts (Paradise Drive and Nisqually Way by the bridge) and we hope to hear from their scheduling department soon.



In the meantime, our sandbags are on hand just in case.

Did You Know?

The Paradise Estates water team, led by manager Ben Pacatte, makes sure your water is always available! Regardless the time of day a power outage occurs, you can find Ben at our well houses, checking each for electrical damage, and making sure the generators are operating and well pumps are working. The next time you experience a power outage, especially in the dead of night, you can thank Ben and his team that you or your guests have water for the morning shower and cup of coffee before starting the day. If you happen to see Ben, stop and thank him for his commitment and service to the community.



Pre-pay Discount!

One optional way to save some money is to pre-pay

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 any lot you own and that lot will be credited an additional \$13.80 to reflect the 5% discount.** This results in 2-3 fewer mailings per year, provided your dues are paid up. Your meter will still be read and any billable usage (>200 ft³ per billing cycle) 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.

Reminder!

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).

Fire Station News

For many years, PCC has had a lease agreement in place with LCFD#17. This lease allows the fire district to use our fire station without cost, helping insure your protection. The fire district desired more control of the fire station than they felt was allowed by the existing lease. As a result, PCC was approached about gifting the station to the district. Because the station is a community asset, the PCC Board suggested that a more suitable lease could simply be written in order to address any LCFD#17 concerns. The fire district's attorney was directed to draft such a lease, but before it could be finalized, the district voted to pursue condemnation of the fire station property via Eminent Domain instead.

While the PCC Board feels this route is unnecessary, we will work with the district to ensure that you remain protected and that our community is adequately compensated for the land, structure and professional resources required to complete any transfer of property.

Alone we can do so little;

Together we can do so much

~ Helen Keller