

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

Live Music at This Year's Picnic!

Our Annual picnic is scheduled for Saturday August 20, 2022 (Noon to 4pm). Members will have a chance to mingle with each other and enjoy some great music from



Come enjoy grilled burgers and hot dogs!

Bring a side dish to share if you wish.

(Sorry - no alcohol!)



2022 Annual Meeting Recap

The 2022 PCC Annual Meeting was held on June 12th at the PCC office (151 Nisqually Way)

Meeting Highlights

Election Results

The following individuals were 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

Trustee #9 – Robert White

Budget: While the budget passed, it was unfortunately not the correct version. The corrected version is enclosed with this mailing and is not significantly different than the version sent out in error. Our apologies for any confusion.

Community Watch: Steve Olson reported that incidents remain limited but that the PCC well house had experienced vandalism/theft and that protective measure have been implemented.

Treasurer's Report (As of 5/31/22)

Reserves = \$ 79,645.74

Checking = \$101,254.73

Water Department

Ben Pacatte reported that our water system maintains its

green status and he highlighted some of the efforts recently completed or on now on the horizon. They include:

- Continued replacement of underground meters on an as-needed basis
- Providing support to the State-funded study to explore the feasibility of supplying drinking water to Bavarian Retreat
- Jim Roddewig will be training and testing to become a certified Water System Operator sometime in August.
- A Sanitary Survey is scheduled to be completed on WH#2 and WH#4 later this year.

Grounds

Our grounds are in good shape and we appreciate those members who have worked to keep their lots in top form. Gentrification continues at a brisk pace within Paradise Estates and we have seen a high number of real estate transactions again this year.

The PCC board embraces our diverse community and strives to represent the interests of all. Whenever we face new challenges, we pledge to keep you in-

formed, as this is your community!

Bavarian Retreat Water

If you aren't yet aware, our neighboring community (Bavarian Retreat) is beginning to experience challenges with its aging water system. The State of Washington Department of Health (DOH) has sponsored a study of their situation and recommended that they consider sun setting their water system and instead rely on Paradise Estates for their drinking water needs. The DOH-sponsored study is available on the home page of paradisec.org and our members are now being asked whether or not they approve the remaining legwork necessary to effectively combine the two communities under the Paradise Estates water system. Please read the enclosed Advisory Vote and respond by the deadline.

Rainier Music Festival

Coming to Ashford on 8/6/22! More details and ticket information available:



<https://visitrainier.com/event/the-rainier-music-festival/>

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

Phone/Fax: (360) 569-2669

Email:

PCC007@centurytel.net

Next PCC Board Meeting

Sunday, 9/11/22 – 1pm
PCC Office – 151 Nisqually

Note:

Persons with disabilities who require accommodations, or alternative means for communication of program information should contact the PCC office at (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).

Important 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.**

About Your Property

Improvements

As stated earlier, Paradise Estates has seen a large number of real estate transactions this past year. With so much change underway, we want to make sure that new owners are aware of established development restrictions within our community.

First – any improvements to property require the appropriate permit from Lewis County. This is true for grading, remodeling, new construction, mobile home placement, septic system approval and more. Additionally, the PCC Membership Handbook (available on the web at paradisec.org) contains restrictions that must also be observed. We implore you to visit the PCC office BEFORE you make operational or financial commitments to develop or re-develop your lot(s). This can save you significant time, money and effort.

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 inform the office can and do result in unnecessary late fees and legal expenses.



“In the Spring, I have counted 136 kinds of weather inside of 24 hours.”

~ Mark Twain

Latest Progress

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

Cecile Roy retired after 15 years of loyal service to PCC. She remains in the community and we will celebrate her retirement during our 8/20 Annual Picnic

Continued replacement of obsolete water meters brings us the hope that all older meters will be replaced by year's end

Installed enhanced security lighting and fencing around WH#4 to deter vandalism and theft

Expansion of the Diversion Dam and fabrication of improved gate valve

Completed BR/PE water system consolidation feasibility study

Remediated erosion and outflow restrictions at Lake Holiday

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

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	Robert White