

~ We are an equal opportunity employer and provider ~

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Next PCC Board Meeting

January 8, 2023
1:00 PM – PCC Office
151 Nisqually Way

Next Community Watch / Emergency Management Meeting

February 25, 2023
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

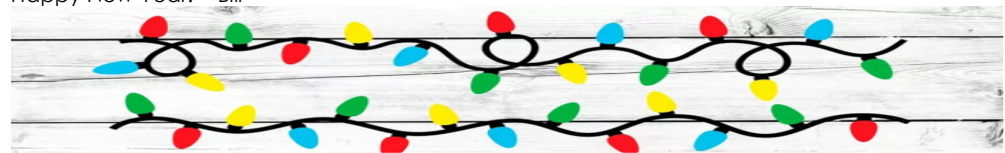
Message from the President

Earlier this year our community added Jim Roddewig as a new employee in our water department. Jim recently completed his training and earned his water operator certification after learning how to perform the work with Ben Pacatte, our Water Department Manager. Jim has also cleaned our green belt, well sites, lakeside and access roads of debris and underbrush. Both Ben and Jim work hard (and whatever hours necessary) in order to maintain our water system components. They maintain the pumps, pressure tanks, filters, treatment systems, valves, storage tanks, distribution lines up through the water meters in front of each lot in the community.

If you missed the Annual Picnic you missed out on some great food and live music! The band (Sweet Thang and The Stumblers), comprised partly of long term community members, entertained us with their unique blend of original songs featuring impressive harmonies. Their presence at the picnic was well received by all. The board unanimously voted to have them return and perform for our 2023 Annual Picnic scheduled for August 19, 2023. All members are welcome to attend and this is a time to meet others in the community, ask the board members questions and eat some great food.

As we close out 2022, I want to say thank you to those who contribute toward making Paradise Estates the nice community that it has become. For those who pitched in at the Annual Work Party, THANK YOU. Your efforts help offset costs associated with repairs and maintenance, which would otherwise require outside contractors. Your annual dues are kept low in part by community members stepping up and helping where necessary, not only during the Annual Work Party, but throughout the year as well. For those members that help with these efforts, thank you!

On behalf of the PCC Board, I want to wish all our membership and Merry Christmas and Happy New Year! Bill



↓ Contact Info ↓

Post-COVID19 Policies

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.

Think back to March, 2020 – the period where Covid-19 really started affecting our lives. Whether you actually missed it, contracted it, became seriously ill, or managed to escape its physiologic effect, it had a significant impact on almost everyone's lives.

Government mandates and policies were employed to help those who were suffering financially. As a result PCC suspended late fees, shut-off notices, and any lien/foreclosure work through the summer of 2022.

While we can't yet say that all aspect or derivatives of Covid are behind us, the world is trying to move back toward normalcy to the extent possible. PCC has begun assessing late fees, sending warning notices of water disconnection and once again pursuing legal avenues when necessary. Paying your assessments on time will avoid all of the above fees.

Please call our office if you have any questions.

Deadline for 2023 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.

Note of Caution:

If you believe that you may be ill, or have been exposed to someone who is ill, please call our office to manage your accounts. Visiting the office while ill can put our personnel at risk, which can ultimately impact all of us. Thank you.

PCC Office Hours:

1-3 pm

Mon, Wed & Fri

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

Surface H₂O Update

Our new diversion dam has now been installed at the head of No Name Creek and so far has done a great job in controlling the flow of surface water to Big Creek and Paul's Pond. We will remain vigilant during the winter and spring periods to make sure that water levels are governed appropriately as we await word from Lewis County regarding the replacement and enhancement of two under road culverts that they are to address. Sandbags remain on hand just in case.

Conserve H₂O!

Conservation is nothing new; it is engrained in our society. We conserve gasoline, oil, trees, wildlife and much more. We recycle paper and plastic, as it is the best thing to do over the long haul. Oddly enough, perhaps the single most precious thing on earth (water) is often overlooked in this regard. We use immense amounts of water in our everyday living. We wash our clothes, bodies, vehicles, homes, driveways, and more. It's practically unlimited and cheap right? **Not even close!**

Paradise Estates is consuming water at an ever-increasing rate. We are building on many more lots, using our homes/cabins more and more, and not always thinking about any water that is wasted. In short, we need to start conserving water like the finite resource that it is. While there may be ample water in our aquifer, we are limited by law as to how much we can use per year. Because of the national awareness due to droughts, we even have to re-justify the amount of water use approved in prior years! So please go to paradisec.org and choose "Water", then "Water Conservation Tips".

Every time you tear a leaf off a calendar, you present a new place for new ideas and progress.

Gentrification

It is clear to see that our once obscure community has now been discovered! The rate of real estate transactions has grown exponentially over the past few years and we are seeing a building boom on previously unimproved lots.

The growing demand for short-term rentals (STRs) is a significant factor in this growth. Scores of people want to enjoy the scenery and serenity that is common in our neck of the woods. Some invest in a cabin for personal use, others prefer to rent a place for a few days and still others want a place for personal use but will also rent it out part-time in order to cover their expenses. All tolled, the result is a large increase in building within Paradise Estates. Your PCC Board is working with STR owners to make sure that this growing population matures in a mutually-beneficial manner.

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 pre-pay discount can be made at any time of year and results in fewer mailings. 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/Supplements
 - ✓ Fresh Water
 - ✓ First Aid Kit
 - ✓ Batteries
 - ✓ Flashlight
- ✓ Family Photos
- ✓ Phone Numbers
- ✓ Critical Tools
- ✓ 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).

Good Riddance!

It is with great satisfaction that we announce that one of our two loans for the water system is now paid in full! After 20 years of annual payments in excess of \$17,500, our State Revolving Fund loan was paid off this past October. Of course our larger loan from USDA still has 20 more years to go (at roughly \$35,000 per year), so we will continue to build our reserves and manage our funds in conservative fashion.

State SRDF Loan (Paid Off!)

USDA Loan (20 years left)



- Charles Kettering