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| Paradise News | Spring 2022Newsletter |
| We are an equal opportunity employer and provider |
| Paradise Community Club, Inc.PO Box 42Ashford, WA 98304Phone(360) 569-2669Water Dept. Cell Phone(360) 523-4111Fax(360) 569-2669E-mailpcc007@centurytel.net**Web**www.paradisecc.org**Next Regular PCC Board Meeting**May1, 20221:00 PM – PCC Office151 Nisqually Way**PCC Board****President** Bill Balcom**VP** Bill Krause**Secretary** Brett Anderson**Treasurer** Chuck MitchellTrustee Rose GainesTrustee Steve OlsonTrustee Calvin PorterTrustee Joan WilliamsTrustee Robert White**REMINDER!**Please remember to turn off your water when leaving our community for an extended period. Freezing weather, tree roots, construction work and more can result in some very expensive leaks! C:\Users\Office\AppData\Local\Microsoft\Windows\INetCache\IE\QVU22F3A\conservewater-thumb[1].png | MCj04259280000[1] |
| Message from the President  |
| Earlier this year the board of directors learned about the passing of Tom Maddux, a long-time resident and volunteer here in Paradise Estates. I met Tom in 2006 during a meeting he held regarding the construction of our current office building. Tom was the driving force behind securing a contractor, permits and construction of the building including completing the finish work inside the office. Tom volunteered his time and also provided materials to construct the Fire Station located in Paradise Estates. He also built and placed a wooden float in the lake for the kids to use during the summer months. Over the years and many repairs it was decided to replace that float with one requiring less maintenance. Our gratitude and sympathy go out to the family for their loss.The PCC board of directors maintains a list of capital projects to complete as fundsallow. Last year’s biggest project was to enlarge and enhance the community diversion dam, to better protect our properties from heavy rains and snow melt. This year, our slated projects include replacing the aging water line on Stevens Place, up to Paradise Drive, add sand to the swim area at the lake, installation of a gate valve at the diversion dam and building a cover for equipment and a well house. Unfortunately, there has also been vandalism at community properties, necessitating camera installation and enhanced security measures in order to deter future losses. In closing, our Annual Work Party is scheduled for June 11th and we will hold our Annual Meeting on June 12, 2022, at the PCC office from 10a till 2p. The Annual Meeting is a time for the community to hear what improvements have been made throughout the past year as well, but is most importantly a time to meet and get to know one another. It is a potluck lunch format, with the main entree provided by PCC. We encourage you to attend! On behalf of your board of directors,Bill Balcom, PCC President |  |  |
| **Annual Membership Meeting! Community Events** |
| Mark your calendars! This year’s Annual Membership meeting will be held as follows:**Sunday, June 12th, 2022****10:00am – 2:00pm****PCC Community Center151 Nisqually Way**(Potluck Lunch format) | **Agenda**Last Call for BallotsCall to Order / IntroductionsReview of Prior Years MinutesTreasurer’s ReportAccounts in ArrearsPrior Year’s AccomplishmentsBallot Counting~Potluck Lunch~Emergency PreparednessWater System Report2021 ProjectsAdjournment | **Mt. Rainier Half Marathon,****Sasquatch Double, & 5K Runs**(July 15th&16th)This is a mixed road and trail run through some beautiful scenery!Race starts at the Ashford County Park**Info and Registration at:**https://www.letsdothis.com/us/e/mount-rainier-half-marathon-5k-190718 |
|  **2****Once again, the long winter has finally come to an end. Now is a great time to gather windfalls and spruce up our properties, while we are still OK to burn. Remember to clear your culverts to facilitate optimal drainage.****Fire info:** FREE Burning PermitsBurn Ban StatusPierce Alert ProgramGo to:**burnpermit.lewiscountywa.gov**For instant free residentialburning permit (When Conditions Allow)**Neighborhood Watch**Community Watch / Emergency Management Joint meetings are held at 151 Nisqually Way at 10am on the last Saturday of every even month (except December)**PCC Office Hours:**1-3 pmMon, Wed & FriAn **OPEN** sign is displayed during office hours**Phone/Fax:** (360) 569-2669or**Email/Web:** PCC007@centurytel.netwww.paradisecc.org |  **Park Junction Resort Update Transitions** |
| The history of the Park Junction Resort is a long one. This 400 acre, $200 Million resort was proposed over 25 years ago and has crawled through a very complex feasibility process. The project was issued a Conditional Use Permit (CUP) just after Y2K, a permit subject to a plethora of reviews, status updates and public hearings. It has been challenged by some and supported by others. In 2019, it appeared to the County that progress toward satisfying their roughly 100 conditions for the project was slow, so they created a set of milestones. When a key wetlands milestone was deemed to be unmet by its 11/30/20 deadline, the County voted to revoke the project’s conditional use permit. That decision was deemed final in May, 2021. Since then, it seems that the activities have been limited to courtrooms. On March 14th, Judge Timothy Ashcroft ruled on the matter. His ruling does not fundamentally change anything but it has requested that the developer include additional questions in “future evidentiary proceedings”. The questions ask the developer to:a - state their understanding of the agreed-upon milestonesb – state whether changing requirements contributed to missing the milestonec – state whether or not Covid-19 significantly impacted their ability to meet the original or revised milestonesd – state whether or not the developer had a reasonably sufficient time to complete the milestones.Once the questions have been answered, the County will rule again on whether to revoke the CUP. That ruling could also be appealed. It may be quite a while before we know the fate of this initiative. |  | Our community has suffered another loss with the passing of Tom Maddux. Tom was a foundational element here in Paradise Estates and made enormous contributions to its early development. He drove the creation of the fire station and construction of the second well house. He also donated lumber and labor to the community when needed. Tom and his wife Sonja recently moved from the community but their family will remain, thereby continuing their legacy. It is important to acknowledge such individuals, for it is upon their shoulders that our community stands. Rest in peace Tom.**Developing Your Lot?**Development continues in Paradise Estates. When adding **ANY** structure to your lot, please consult with the office before you commit yourself. County codes must be observed and additional PCC setbacks maintained. |
|  **Grounds Buying or Selling? Calendar** |
| **Address Markers**Every year we have many people who are confused because some people refer to lot #s and others refer to street addresses. The PCC office is driven by lot #s but members can purchase street address number signs (those green numbered signs you see) from our local fire district for $15. Call PCFD#23 (360) 569-2752 if interested.**Trash Receptacles**Trash receptacles are not meant to reside out by the street except for trash pickup periods. Such practice is unsightly and detracts from the natural beauty of our community. While dumpsters actually have a covenant (#30) to ensure they are not left too long at the roadside, we ask that members also pull back their trash bins after pickup each week. We have also witnessed local bears rummaging through unsecured cans!  | If you buy or sell real estate within Paradise Estates, it is important that you or the title/escrow company) be prompt in providing our office with the closing date, as well as the contact information of the new owner. We continue to see transactions where no such information was provided. Sometimes we don’t even know that a sale has occurred for months! This leads to confusion in our invoicing and notification functions.   | We also hope to see you at one of our community events:**5/1 – PCC Board Meeting**(1pm – PCC Office Building)**6/11 – Spring Cleanup** (9am- PCC Office Building)**6/12 - PCC Annual Meeting**(Sunday, 10am – 2:00pm)PCC Office Building**8/20 – Annual Picnic**(Saturday, Noon to 4pm)PCC Office Building**Live** **music** provided byPicture **Don’t miss it!** |
| “I am thankful that in a troubled world, no calamity can prevent the return of spring.” ~ Helen Keller |