

We are an equal opportunity employer and provider

Paradise Community Club, Inc.

PO Box 42
Ashford, WA 98304

Phone
(360) 569-2669

Water Dept. Cell Phone
(360) 523-4111

Fax
(360) 569-2669

E-mail
pcc007@centurytel.net

Web
www.paradisec.org

Next Regular PCC Board Meeting

May 21, 2023

1:00 PM – PCC Office

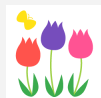
151 Nisqually Way

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

Think Spring!!

After a long and snowy winter, spring is here at last! This is a good time to pick up the windfalls, rake leaves and prepare your lot for what we hope is a sunny and enjoyable summer!



Message from the President

Your Board of Directors has been diligently working through multiple issues concerning Paradise Estates during the past several months. Some of those will have long term impacts for our community but will ultimately benefit our members. Although these issues are briefly discussed at regular board meetings, they will be talked about in more detail at the Annual Meeting which will be held on June 11, 2023, starting at 10:00am. Your board members encourage your participation and input at this meeting.

For nearly 20 years, volunteers have primarily managed the production, mailing, and collection required of billing for our water and association dues. These volunteers sort, check statements for accuracy, print, fold, insert into envelopes, apply postage and drive the nearly 400 letters to the post office for mailing. While we have managed to perform this task for a long time, we have frankly overburdened our volunteers and limited our offering.

In the coming months we expect that this function will be outsourced to a utility billing company that will produce the bi-monthly bills and collect the amounts owed. This change will benefit our membership by bringing depth of resources, on-going compliance, self-serve capability (online account access), debit/credit card payments and more. Once the transition is complete, payments will no longer be accepted at the PCC office. This new process will be discussed in more detail at the Annual Meeting on June 11, 2023.

After many years of use and fun for the community's children, the Big Toy at the lake will soon be removed. Each year the Big Toy is inspected for safety and repairs have been made when necessary. This year while inspecting the equipment, some of the wood is now beyond repair. The slide, swings and monkey bars have finally succumbed to time and the elements. Several years ago, the original long metal slide was removed for safety reasons and now the Big Toy's removal will limit playground equipment for our children's enjoyment at the lake. The cost of replacing the unit with something that meets today's safety and durability requirements is current beyond our financial means. I plan to address replacement options at our next board meeting on 5/21, including discussing its relative priority on our capital projects list. In the event you would like to make a donation towards a replacement you can do so by sending the donation to the office with a notation that the funds are to be earmarked for replacing the retired play equipment.

Bill Balcom, PCC President

Annual Membership Meeting!

Mark your calendars! This year's Annual Membership meeting will be held as follows:

Sunday, June 11th, 2023

10:00am – 2:00pm

**PCC Community Center
151 Nisqually Way**

(Potluck Lunch format)

Agenda

Last Call for Ballots
Call to Order / Introductions
Review of Prior Minutes
Treasurer's Report
Accounts in Arrears
Prior Year Accomplishments
Ballot Counting
~Potluck Lunch~
Emergency Preparedness
Fire Hall Update
Water System Report
2022 Projects
Election Results
Adjournment

Community Events

**Mt. Rainier Half Marathon,
Sasquatch Double,
& 5K Runs**
(July 14th & 15th)

This is a mixed road and trail run through some beautiful scenery!

Race starts and Finishes at the Ashford County Park.

Info and Registration at:

<https://vacationraces.com/half-marathons/mount-rainier/#t-1632250091698>

Bavarian Retreat Water Consolidation Study

Transitions

Fire info:

FREE Burning Permits
Burn Ban Status
Air Quality Alerts

Go to:

<https://pcfd23.org/>

360-569-2752

(Permits are generally limited to 10/1-6/30)

Finance Committee

Held every 3rd Wednesday
of every even month
(Financial Review--All Welcome)

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 pm

Mon, Wed & Fri

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

Phone/Fax: (360) 569-2669
or

Email/Web:

PCC007@centurytel.net
www.paradisec.org

As many of you know, PCC was approached by Washington State and asked to manage a study regarding the feasibility of PCC providing water to Bavarian Retreat. PCC agreed to the study, as it was funded by the State. It involved the analysis of both communities' water and administrative infrastructures and was expected to cost PCC only the time it would take to complete the data gathering. If the study would prove successful, the consulting engineer and DOH believed that Paradise Estates would "inherit" the water rights currently assigned to Bavarian Retreat. Because our water use has climbed rapidly over the past few years, the additional 11 acre feet of water rights would ensure that Paradise Estates could eventually build out to its full capacity.

The study was delayed by the unexpected mid-project departure of the primary state resource. Additionally, PCC has encountered some engineering and legal expenses that have not been covered by the State. At this time, the study report and resulting PCC Water Plan have each been submitted to the State for two reviews. We are still waiting to hear back from the State after the 2nd submission, necessitating an extension of the study deadline to 6/30/23.

Clearly, what looked to be a simple feasibility study has grown in complexity and duration, due to changes that have occurred within the involved Federal and State departments. Initial feedback also implies that most of the Bavarian Retreat water rights would NOT be transferred to Paradise Estates. That fact would be a game-changer and ultimately kill consolidation efforts. We are frustrated by the route the initiative has followed and will keep you informed as we learn more.

Our community lost two more long-time members with the passing of Robin Kaiser and Wayne Clark this past December. Wayne was in charge of the water department for Paradise Estates in the late 90s. May they both Rest in Peace. For those members who have also experienced a loss, we wish you peace during your difficult times.

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 are in place for a reason and must be observed. Additional PCC water and setback restrictions also require compliance. Please consult with us first; it can potentially save you a lot of time and money.

Grounds

Is My Lot Compliant?

Over the past 20+ years, Paradise Estates has witnessed a maturation and gentrification that is quite significant. Most of our members' lots are well-maintained and contribute to the positive atmosphere within our community. Each of us should periodically assess whether or not our own lots align with the majority of others. If not, we must each step up and do our part to stay compliant with our community standards.

Buying or Selling?

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.

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 \$20. Call PCFD#23 (360) 569-2752 if interested.

"If 'pro' is the opposite of 'con' what is the opposite of 'progress?'"
~ Paul Harvey

Calendar

We also hope to see you at one of our community events:

5/21 – PCC Board Meeting
(1pm – PCC Office Building)

5/20 – Spring Cleanup
(9am- PCC Office Building)

6/11 - PCC Annual Meeting
(Sunday, 10am – 2:00pm)
PCC Office Building

8/19 – Annual Picnic
(Saturday, Noon to 4pm)
PCC Office Building

Live music provided by:

