

Paradise Community Club, Inc. – An equal opportunity employer and provider for special needs



## Paradise Community Club, Inc.

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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 19, 2023 (Noon to 4pm). Members will have a chance to mingle with each other and enjoy some great music from



Come enjoy BBQ, grilled burgers and hot dogs!

Bring a side dish to share if you wish.

(Sorry - no alcohol!)



## 2023 Annual Meeting Recap

The 2023 PCC Annual Meeting was held on June 11th 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 (1-yr)  
**VP** – Bill Krause (1-yr)  
**Trustee #4** – Steve Olson (3-yr)  
**Trustee #5** – Rose Gaines (3-yr)  
**Trustee #8** – Bill Krause (3-yr)

#### 2024 Budget: Passed

**Community Watch:** Steve Olson reported that incidents are few but the Trailhead Bar & Grill suffered a break-in recently and a credit card scam resulted in a significant theft at one of the Short-Term rentals in our community.

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

Reserves = \$ 89,675.63  
Checking = \$ 57,747.11

#### Water Department

Ben Pacatte reported that our water system remains green, despite its increased need for maintenance due to component age and significantly increased water demand. The increased costs, coupled with a State

DOH recommendation will result in our 2<sup>nd</sup> water rate increase in the past 18 years. The increase is expected to be effective 6/22 and be reflected on the 8/23 billing cycle.

The water team has about 25 meters left to replace, all of which are in stock.

Jim Roddewig is now a certified Water System Operator and has quickly demonstrated great value to both the water department and the office.

PCC will soon outsource the billing function for water and dues. Our current software is no longer fully supported and the cost to upgrade is high. In order to avoid periodic capital costs, obtain depth in expertise, and enable online or phone payments by credit/debit cards or ACH, the office will transition the billing function to a utility billing service by the end of summer. While there will be differences noticed, our staff and volunteers will work to make this transition as smooth as possible.

(More details to follow)

Cont. on page 2

#### Bavarian Retreat Water

While we started the feasibility study regarding providing water service to Bavarian Retreat quite some time ago, we find ourselves still waiting for answers from the State. The State of Washington Department of Health (DOH) has informed us that the review of our updated Water System Plan (WSP) is on hold, as the department has no staff available to review the documents. We can say that preliminary feedback indicates that the State may not allow the water rights of Bavarian Retreat to be transferred to PCC in sufficient quantity to protect our growing needs. If this is the case, it will be very hard for PCC to justify a final vote asking for approval of the concept. The study has been extended through 12/31/23 as a result of the delay.

#### Rainier Music Festival

Coming to Ashford on 8/5/23! More details and ticket information available:



www.rainiermusicfestival.com

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

**Phone/Fax:** (360) 569-2669

**Email:**

[PCC007@centurytel.net](mailto:PCC007@centurytel.net)

### Outdoor Movies?

A group of volunteers is exploring the idea of **Movie Nights at the Lake!** Family friendly movies on select Saturday nights, in the covered picnic area.

Stay tuned!



### Next PCC Board Meeting

Sunday, 9/10/23 – 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](http://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 again 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.

**Note:** 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](http://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.

“When we all lend a hand in helping in the community we improve everyone's quality of life.”

### Annual Meeting Recap

(from page 1)

#### Fire Dept. Vote:

Members voted overwhelmingly to sell the land under the fire station to LCFD#17 (94.7% Yes votes)

PCC was able to secure a reduced cost to install an AED (Automated External Defibrillator) at the PCC office. We expect the device to be installed by end of summer.

After many years of service, the wooden climbing toy at the big lake was removed after exhibiting significant signs of decay. The PCC Board is exploring a replacement unit, potentially with the aid of donated funds from some of our members.

The Annual membership Meeting was adjourned at 1:21 pm.

## Latest Progress

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

**Our State Water loan has been paid off after 20 years!**

**Shelters are now in place over both propane generators/tanks. (Thank you Rod Glyzinski!)**

**Well House #1 freshly painted and cleared of nearby brush**

**Payroll and its regulatory withholding and reporting now outsourced**

**Commercial Ice Machine installed in Community Center (donated)**

**Added \$10K to Reserve Fund**

**Contract signed to outsource billing function, allowing for multiple payment methods and 24x7 online account access**

### Community Info:



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 – 3<sup>rd</sup> Wednesday of every even month  
(Review of Financials–All Welcome)

### PCC Board of Directors

|                       |                |
|-----------------------|----------------|
| <b>President</b>      | Bill Balcom    |
| <b>Vice President</b> | Bill Krause    |
| <b>Secretary</b>      | Brett Anderson |
| <b>Treasurer</b>      | Chuck Mitchell |
| Trustee               | Calvin Porter  |
| Trustee               | Steve Olson    |
| Trustee               | Joan Williams  |
| Trustee               | Rose Gaines    |
| Trustee               | Robert White   |

~ Germany Kent