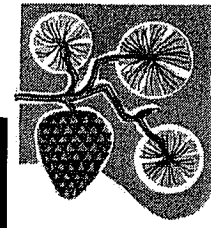


August 2015



Nisqually Pines Community Club

www.nisquallypines.com

Nisqually Pines
Community Club

8903 Pepperidge Lane SE
Yelm, WA 98597

Phone: 360-458-7370
Fax: 360-458-7157
Hours of operation:
Monday - Friday, 7:30 to 5 pm

Annual Town Meeting & Picnic Saturday August 8th, 11:00 a.m. Theme: Beach Party and Potluck



Important Dates:

August 6th
Finance 6:30pm

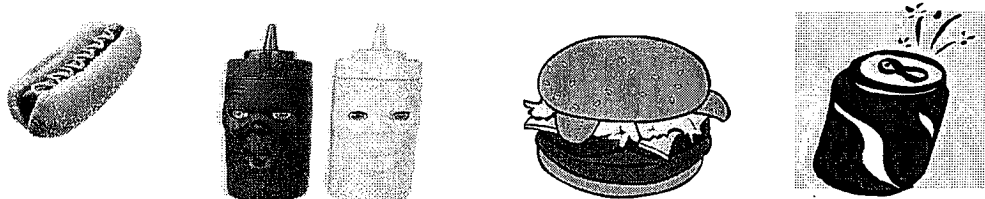
August 8th
Picnic and Town Meeting
11:00am

August 11th
Adjudication 7pm

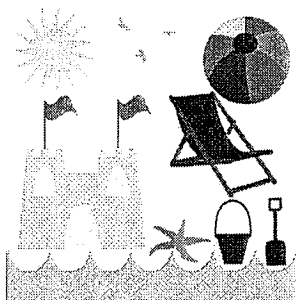
August 12th
First Aid only 6pm-8pm
Clubhouse

August 13th
Open Board 6:30pm

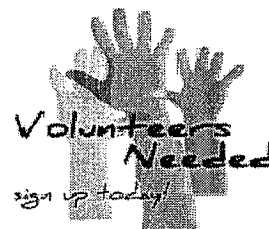
The Pines will provide hot dogs, hamburgers,
drinks and all the condiments



Volunteers are needed to help out contact
the office if you are able to help!



WE 
VOLUNTEERS



August 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8 Picnic and Town Meeting Clubhouse 11am
9	10	11 Adjudication 7pm	12 Open Board Meeting 6:30pm	13	14	15
16	17	18	19	20 Finance Mtg. 6:30 pm	21	22
23/30	24/31	25	26	27	28	29

A Word from our Staff

Office Manager: *Charity Mayerl*

Email: cmayerl@nisquallypines.com, Phone: 360-458-7370 Fax: 360-458-7157

When writing a check for your dues, please make sure you have your account number on your check!! Please keep in mind that we do not accept post dated checks. Thank you!

Office Assistant & Property Standards: *Paulette Howard*

Email: propertystandards@nisquallypines.com, Phone: 360-458-7370, Fax: 360-458-7157

To avoid a fine, please do not put free stuff out on the easement and do not park for more than 6 hours on the easement.

Water Department: *Julie Rbey-Baumann*

Email: waterdept@nisquallypines.com, Phone: 360-458-7393, Fax: 360-458-7157

It's hot out there, please keep those water bowls for your pets fresh and full. Please do not water run or drip into bowls.

Due to drought we will not be flushing the hydrants this summer. But we will flush the lines on the cul-de-sac's.

Our water usage is getting high, please consider watering in the morning before 10am or best after 6pm. Plants have time to cool down and absorb the water. Keep the watering of the grass to a minimum.

Please contact Water Manager for water shut-off.

Thank you,
Water Manager
Julie Baumann

Maintenance Department: *Bob Smith and Joe Zeiler*

Email: maintenance@nisquallypines.com, Phone: 360-458-7393, Fax: 360-458-7157

It's mowing season please remove trash cans from easement and avoid parking on easements!
Please respect the safety of our Maintenance crew and drive slowly by them when they are working in the easements. Thank You!

Updates

Property Standards

Last month the following warnings or fines were issued:

- 2 Courtesy Letters
- 12 debris
- 3 parking on easement
- 1 2nd dwelling
- 5 junk vehicles
- 3 dog's running loose
- 55 tall grass
- 0 basketball stand
- 2 fines
- 5 maintain easement
- 1 unauthorized vehicle
- 2 Certified Letter
- 42 Thank you notes were sent to members for coming into compliance.
- 3 easement watching

94.1A.018 What will happen if uncontrolled weeds, vegetation, and dry grass are not maintained and become a fire hazard? During the summer months when it is hot and dry and the fire danger is high, grass and vegetation that is not maintained and over fifteen (15) inches tall and dry and brown in color and easily combustible will not be permitted. The following will occur;

- (1) Owners of property with such grass and vegetation will be sent a certified letter advising of the grass and immediate fire hazard.
- (2) They will be advised that the grass must be cut and removed within ten (10) days of the date of the letter.
- (3) They will be given a list of names of persons who will cut and remove the grass for a reasonable fee.
- (4) If the property is occupied and the owner does not comply, they will automatically be fined and it will be added to their account.
- (5) If the property is vacant the Pines will hire a contractor to cut and remove the grass or vegetation, all costs will be assessed against the property owner. This includes any legal fees or costs associated with having law enforcement (Thurston County Sheriff), if necessary, at the time of removal.

1st offence: \$100 2nd offence: \$250 3rd offence: \$500 4th offence: \$1000

August Event Updates

August 4th at 6:00p.m.
Free CPR class Yelm Fire Station
709 Mill Rd
Call to sign up for the class
Medic One (360)704-2780

August 12th, 6p.m.-8p.m.

Clubhouse

First Aid Class

Cost will approximately \$35 per person

Depending on class size

Sign up sheet at the office

Need to have CPR class before taking First Aid Class

Clubhouse Repairs

The handicap ramp is to be replaced on August 3rd & 4th
Thank you Able Concrete!

Donny Harding

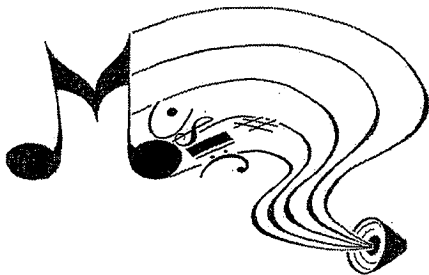
Donny is a resident of The Pines and a senior at Yelm High School. He has a passion for music and playing his guitar. He frequently will come to the corner of Port Orford and Pepperidge Lane to entertain the residents and passer byers. On occasion someone will give him money but he never ask to be paid. He does this because he needs the practice and likes to make people happy and smile. I have seen people stop and play their instruments with him and put a smile on his face. Next time he is out their wave, give a thumbs up, if you have an instrument stop and play with him he enjoys this. Have a great day and enjoy the music.

Noise Complaints

As an HOA we cannot enforce noise complaints. We rely on local law enforcement, as stated in 94.1.050. Please call the Thurston County Sheriff or Yelm Police Department.

Per the Thurston County Noise Ordinance, noise complaints need to be called into the police so they can determine if they are indeed breaking the law. If they are, they may be fined by the Sheriff or local enforcement as they are breaking the noise ordinance code and it is considered a misdemeanor.

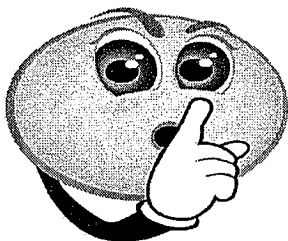
We understand it is summer and people like to have their windows open and music or television turned up, however we ask you to be courteous to your neighbors!



Thank you!!!
Property Standards and
Your Board of Directors

REMINDER

Quiet hours are from 10pm-7am
7 days a week



Speed limit is 20 MPH
Please slow down!

Please watch for children and parent's please remind your children to watch for cars and not to block the roadways.

Please slow down and watch for walkers/joggers/bikers

Board News

Board of Directors

Joyce Clapham-President, Office and Adjudication Contact

Sherry O'Dell-Secretary , Pool and Clubhouse

Dennis Lingle, Treasurer

Cory Parsons, Water, Maintenance, Security and River Park

Board Updates

We still have 3 vacancies on the Board. We meet once a month, meetings have been very productive and we feel we are getting a lot accomplished. However, the additional members would allow us to get more accomplished faster. Please come check out a meeting or two and see what is happening in our community and how you can help!

Community Members, we thank you for listening to our concerns and for voting to repave Port Orford and replace our mowers. These will not affect your dues as the money is already there! **THANK YOU!**

Once the budget for 2015-2016 is done the board of directors is hoping to start working on updating our current Resolution 94-1. We really need the memberships input and encourage you to come out to a meeting! Community suggestions can also be submitted to the office. Meetings to start in September!!

Updates

Treasurer's Report:

Ending Balance for June 2015

General Fund: \$187,551.76

Long Range Plan: \$347,898.96

Water Loan 1 Fund: \$108,125.17

Emergency Fund: \$20,099.72

Key Bank USDA Loan: \$212,715.91

Gold Money Market: \$165,625.10

CD #1: \$51,558.97

CD #4: \$90,319.42

CD #5: 26,676.95

Twin Star Savings: \$86,708.61

Grand Total \$1,297,280.57

Finance Updates

Finance has worked hard on reviewing the current profit & loss statements to our current budget to plan for the 2015-2016 year.

With Utility increases, increasing fuel prices and mandatory maintenance, we are looking at an increase of \$3.87/mo. per lot for just our HOA dues.

Increasing LRP from \$18.00/mo. to \$25.00/mo. as suggested by the Reserve Study and Auditor to become financially being able to meet the "reserve" requirements and properly maintain our community.

We know this is a large increase but over the years we have not been collecting enough to meet the requirements. Now our roads need replacing and it is going to take several years as we will need to do one stretch at a time and replenish funds as we go.

We are going to start with the worst first and go from there as funds allow.

Ballot items – Items to go on the 2015-2016 ballot for community vote:

* Clean Up Days: The cost of this service is \$6000 (\$7.26 per year/\$.60 per month). This cost covers having dumpsters available to members on site for 2 days, twice a year. If approved the cost of this service will be added to your dues whether you use the service or not.

*Purchase 102 new water meters for Phase 3 of replacement - \$25,000.00 from LRP

Our next finance meeting is Thursday August 6th to discuss the final changes to the new budget.

Annual Town Meeting to share the new budget is Saturday August 8th at 11am at the clubhouse – come out and hear about the budget increases and share your input.

Committee Happenings

Adjudication

July meeting had 3 cases. They were resolved. Next August 11th 7pm Members: Mary Risch, Phyllis Myers, Theresa Donovan, Rob Parkhill

Contact: Joyce Clapham, Sherry O'Dell

Closed meeting, not open to anyone not directly involved.

Looking for residents in good standing to volunteer on Adjudication Committee

Get an application at the office-Renters can be on Adjudication with the approval of homeowner

Finance

August 20th 6:30pm - Agenda: Current P & L, 2015-2016 Budget

Members: Joyce Clapham, Tonie Barton and Mary Risch, Dennis Lingle

Finance is working on preparing the 2015-2016 Budget, closely watching numbers and updating the needs/wants list for future needs. We worked on road bids and new mower bids last month, created an article for newsletter for upcoming June ballot.

Please join us for our next meeting, Wednesday August 20th at 6:30pm

Interested in helping on the Finance Committee-Get an application at the office

Must be a member in good standing

Events

Need volunteers to help organize for up coming events. Contact the office if you are interested! Next meeting: TBA Next event: Town Meeting and Summer Picnic, August 8th Time: 11:00am

Members: Charity Mayerl, Rob Parkhill, Mary Risch,

Contacts: Joyce Clapham and Sherry O'Dell

Most of our committees are small and consist of the same volunteers, please come and listen to what they are working on and see if maybe you can help!

ATTENTION DOG OWNERS:

Dogs must be on leashes at all times when outside their fenced yards. This includes in all park areas, including river park, little lake park, playground, clubhouse park area and office area.

The new animal poo station is up by the dog run. Please donate your extra plastic bags to the office for the use of the community.

Please make sure you are cleaning up after your pets!
Pet feces are toxic!!

Thank You!

Pet Summer Safety Tips

Keep Your Pet Safe Around Water: It is a myth that all dogs are good swimmers. Keep a watchful eye on them around pools, lakes or any other body of water. Ensure fresh water is available to ensure your pet does not drink water from a pool.

Ensure your pet has access to plenty of fresh water and a way to cool off. Never leave pets in parked vehicles. If you notice that your pet is in distress, visit your veterinarian right away.

www.peta.org

www.animalbehaviorcollege.com



River Park hours

The River Park is for members and their guests only

Any vehicle found in the River Park parking area without a Nisqually Pines Pass will be towed at the owners expense. Parking is allowed only in the park. Any vehicle on or near the road will immediately be towed.

Open year round

Winter Hours are 8 am to 7:30 pm approx.

Summer Hours: 8 am to 9pm

River Monitor starting July 1-Sept 7

Park open until 9pm

No lifeguard on duty - swim at your own risk.

No alcohol permitted on the premises.

No fires or over night camping!

Per Fish and Wildlife Dept. ONLY Catch and Release fishing is allowed on the Nisqually River!!

PARK TRAIL

The trail from Heather to the River Park is "Use at your own risk" due to the storm damage and erosion.



LITTERING:

Please do your part in keeping our community clean. Littering effects our community and the value of our homes.

FACT: 9,250 bags of litter are picked up from valley freeways each month totaling about 1.2 million lbs.

Classified Ads

Handy Man

Roof repairs or replacement
Skylight replacement, roof cleaning
Call Wes Craney
360-970-4480

Affordable prices, honest
& efficient.

I'm experienced in painting, texture,
flooring, tiling, carpeting, sheet
rock, etc.

Also outside work: welding, trim-
ming, cutting trees, landscaping,
lawn mowing, pressure washing,
deck repair & mechanic.
Call 360-970-1992

House Cleaning

Jody's house cleaning services
I will clean anything in your home!
I have excellent references
Call Jody at 360-400-3119

For Sale

Old Trunk \$50
Ring Size 7 \$40
Garden Table \$200
(360)464-0993

Caregiver

w/30+ years Experience
Has openings, will work days,
nights, over nights and weekends.
Trained and Experienced with per-
sonal care, dementia care, respite
and hospice care.
Call Carol 360-339-1846

Certified in home Provider Seeking Clients or housekeeping jobs

Rides to appointments or chores
Honest and dependable
Will work by the hour or the job
Call Julie 253-380-5290

For Sale

Medical port-a-potty
New \$75
"Alpha" pink ski jacket
never been worn
Size 14
\$50
Vest, jackets, sweaters and
lite weight jackets
Resonably priced
Call (360)458-0947

For Sale

Brown hide-a-bed \$40
Phone (360) 515-8667

For Sale

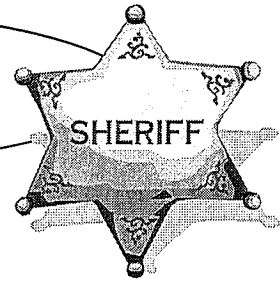
14ft Boat motor, trailer,
seats, lights, lifejackets &
live well
\$2,200
Metal Detector \$60
Treadmill \$75
Phone (360)960-1526

For Sale

Craftsman Industrial recip-
rocating dual speed saw
\$30
Craftsman hand held sander
and 3 belts 4" wide
\$50
Canner \$60
Canning jars-talk to seller
Phone(360)458-4843

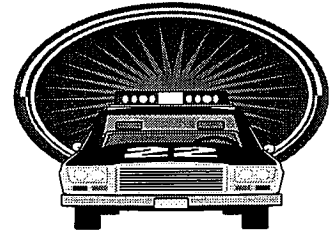
To advertise here
contact the office
staff 360.458.7370

Police Blotter



June

- 19- Routine Patrol, civil paper attempt Pepperidge & Silverbell, Civil question on evection Thuja, served protection order Pepperidge, served subpoena on Silverbell, suspicious vehicle parked at parked at river park occupants were contacted and asked to leave
- 20- Routine Patrol, verbal domestic Briar resolved
- 21- Routine Patrol, assist with subject possibly with Alzheimer's Foxglove
- 23- Routine Patrol
- 26- Routine Patrol, foot patrol Briar no campers, Malicious mischief river park, multiple Vehicles/persons w/o passes non-residents removed,
- 27- Routine Patrol, domestic violence verbal Thuja, vehicle locked in river park
- 28- Routine Patrol, domestic on Mariana, suspicious former renter Thuja arrested on warrants, Mental disturbance on Thuja
- 30- Routine Patrol



July

- 3- Routine Patrol, unsecure trailer door Holly called owner, fireworks complaint Silverbell, fireworks Holly, suspicious female Cornus and Heather unable to locate
- 4- Routine Patrol
- 5- Routine Patrol, theft on Aspen, possible trespassers Aspen Place warned, domestic disturbance Abelia
- 7- Routine Patrol
- 9- Routine Patrol, call for service Heather resolved
- 10- Routine Patrol, theft of EBT card Heather
- 11- Routine Patrol, reckless driving non-resident, malicious mischief on Port Orford and Filbert
- 13- Routine Patrol, tent on vacant lot no one inside Thuja
- 17- Routine Patrol, lost pedestrian ride home Picea Ct. and Pepperidge
- 18- Routine Patrol, suspicious person Heather theft in custody, protection order violation Pepperidge in custody, returned property on Heather
- 19- Routine Patrol, motorist assist Thuja, complaint of trespasser Thuja
- 20- Routine Patrol

Routine Patrol means house checks, Clubhouse, River Park, Office and area patrol. If you see something suspicious, call 911. Don't wait until the next day and call the Pines Office.

**Please note that if you call the Sheriff and they aren't in the Pines on our time, their response time will vary on type of emergency. **

The non-emergency number for the sheriff is 360-704-2740 Please lock doors and don't leave valuables in your vehicles. If you are going on vacation, you can have the sheriff check your house to make sure it is secure.

Fill out a vacation request form at the office.

PUGET SOUND ENERGY

Call 811 Before You Dig

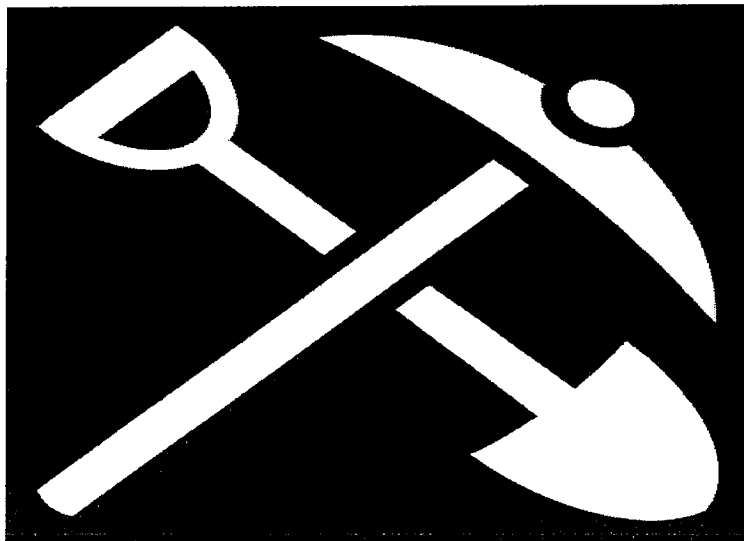
As summer approaches, you may have plans to start construction and landscaping projects. Your friends at Puget Sound Energy want to remind you about the importance of calling 811 at least two business days prior to any digging. It is the law, and utility-owned lines are located for free.

Whether you are planning to use your employees or hire a contractor, smart digging means calling 811 before each job. Outline your dig area in white paint so that the utilities will know where to mark. Even homeowners digging on their on property must call, if digging deeper than 12 inches.

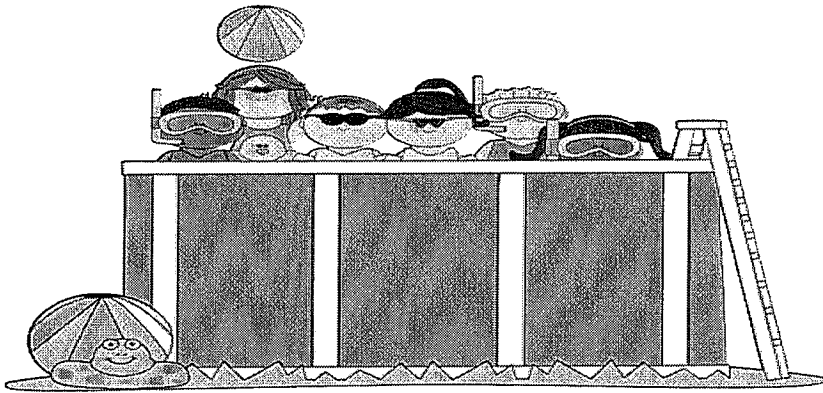
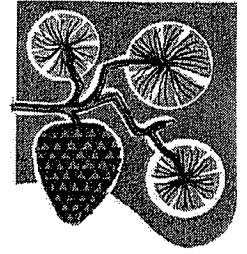
Don't take a chance. Call 811 before you dig, then dig by hand within 2 feet of the markings.

Visit their Safety page to learn more about gas and electric safety, and our Business Services page for all your energy needs.

For questions, please email businessaccountservice@pse.com



August Events



POOL

Guests costs \$4 per person. Please try to bring exact change.

Thank You!

See pool rules at Nisqually Pines

Website:

www.nisquallypines.com

HOURS

Operating Hours!

May 23-June 7

Weekends Only

June 12-Sept 7

Daily

12 noon-8 pm

SCHEDULE

12 noon-3 pm General Swim

3pm-4pm Senior Swim
(40 and over)

4pm-7pm General Swim

7pm-8pm Adult Swim

Pool & Accidents

Rule #6: Due to stringent health regulations, a minimum of 24-hr chemical treatment is required when the pool is fouled by human waste. This is an expensive treatment. Charges incurred for accidents of this nature will be billed to the property owner sponsoring the family member, renter or guest. Charges will include, at a minimum, cost of chemical, cost of required testing, attendant wages, and certified pool operator (CPO) for the time the pool would normally be open. Parents are reminded that they are responsible for the actions of the children and guest while using any club facilities.

Rule #29: Approved swimmer diapers are allowed. **NO EXCEPTIONS!**

Conserving Water

Summer is here and it is a hot one. Where we will want to fill our pools and plant our gardens.



Here is a tip to conserve your money. Due to the timing of our meter reading, fill half the pool before the 20th of the month and the other half after the 22nd of the month. That way you won't get hit with it all on 1 bill. Please don't throw the hose into the pool, rather duct tape it to the to the top rim of the pool.

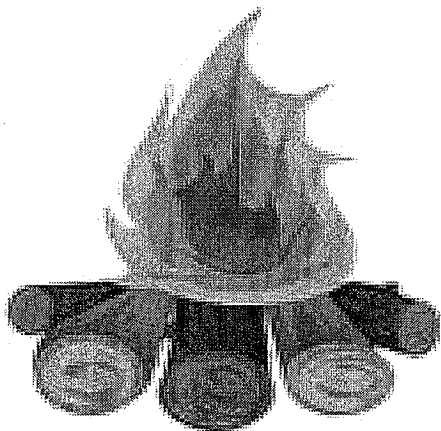
Water your garden in the early morning or in the evening. Watering in the middle of the day can burn your plants or just evaporate.

Thurston County Outdoor Burning

ORCCA Board of Directors

In light of your comments and further reflection, the ORCCA Board of Directors, during their June 10th meeting, voted to accept a staff recommendation that fees **NOT** be implemented. The Board also agreed that **NO FEES** will be implemented for the Outdoor Burning Program. As a result of this Board decision, the Public Hearing previously scheduled for July 8, 2015, concerning a resolution to impose a fee has been cancelled. There will be a separate Public Hearing on that date (10am, July 8, 2015) to address a Regulation Change that strengthens the enforceability of the free burn permit program.

The venue for the July 8 Board Meeting & Public Hearing on the Regulation update is still being finalized. Details will be posted on the Agency website asap, www.orcca.org.

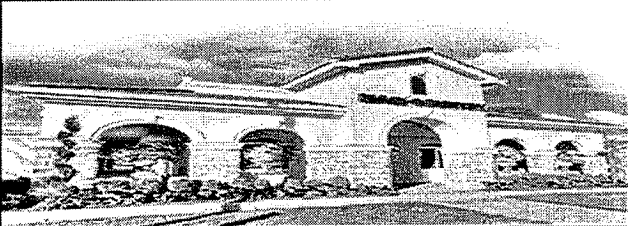


Created by NPCC Staff and Board of Directors.
If you have anything you would like to see more or less of,
please let us know!!

Deadline is the 20th of the month.

"Your Local Re/Max office"

RE/MAX COUNTRY
Property Management & Real Estate Services



206 West Yelm Ave. Yelm, WA 98597

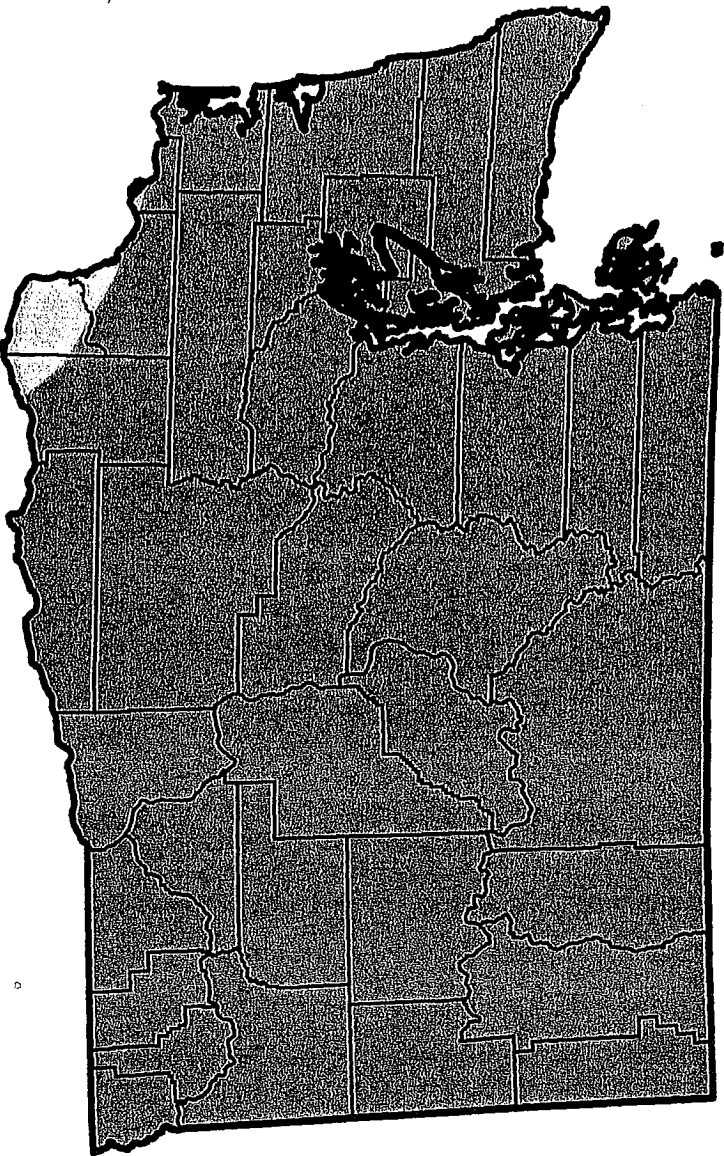
Michelle (Micki) Easterly
Property Manager/Realtor

253-831-2680 / 360-400-3475
www.YelmWaRealEstateAgent.com

Paid Advertisement

U.S. Drought Monitor Washington






July 21, 2015
 (Released Thursday, Jul. 23, 2015)
 Valid 8 a.m. EDT



Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	100.00	98.61	0.00	0.00
Last Week 7/14/2015	0.00	100.00	100.00	98.61	0.00	0.00
3 Months Ago 4/21/2015	34.63	65.37	45.86	0.00	0.00	0.00
Start of Calendar Year 12/30/2014	51.87	48.13	36.15	14.83	0.00	0.00
Start of Water Year 9/30/2014	34.22	65.78	40.27	20.17	0.00	0.00
One Year Ago 7/22/2014	34.31	65.69	33.38	18.27	0.00	0.00


Intensity:

-  D0 Abnormally Dry
-  D1 Moderate Drought
-  D2 Severe Drought
-  D3 Extreme Drought
-  D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

Author:
 David Simeral
 Western Regional Climate Center





H₂O ps

Washington's newsletter for waterworks operators

Drought

On April 17, Gov. Jay Inslee expanded the state drought emergency to include 13 more river basins. This brought the total to 24, including 16 in Western Washington and 8 in Eastern Washington. At press time, nearly half the state was expected to experience hardships from this year's drought. The declaration authorizes state funds to address hardships from water shortages in the areas experiencing record low snowpack.

The 2015 "snow drought" is unlike previous droughts. The two things that make it different are temperature and precipitation. An unusually warm winter caused much of the precipitation to fall as rain.

Snowpack is like a frozen reservoir. Most years, a healthy snowpack slowly melts—feeding rivers and streams and recharging aquifers through spring and summer. This year the snowpack is setting record lows at 22 percent of normal statewide, and forecasters expect warmer-than-normal temperatures to continue through the summer. Therefore,

as summer approaches, other areas of the state may meet the criteria for a drought declaration.

This year's snow drought is a challenge for many sectors of the state's economy. It's not just a bad ski season; it creates challenges for families, farms, fish, and industry. An act of nature may create a drought, but planning, adaptability, and creativity help us avoid actual drought emergencies. That is why we started this conversation with water system operators now. It is time to assess risks, options, and alternatives so that you and your customers can avoid a drought emergency or at least minimize its impact.

What is a drought?

Unlike most states, Washington has a legal definition of "drought condition." It occurs when "the water supply for a geographical area or a significant part of a geographical area is below 75 percent of normal and the water shortage is likely to create undue hardships for various water uses and users."

The law gives the Department of Ecology authority to respond to a drought. Ecology closely monitors winter weather patterns and snowpack. After consulting with state and federal agencies, and with the governor's written approval, Ecology orders a drought emergency.

Most years, in late February to early April, there are 6-8 feet of snow at Hurricane Ridge. This year, the snowpack was 2 percent of normal.

—Photo by Bill Baccus



- [Learn more](#) about xeriscaping.

Rain Barrels

- Set up a rain barrel under a gutter outside your house. On average, you can catch 4 gallons of water a day (more in really rainy areas) to use for watering the lawn, washing the car, etc. Just don't drink it, and make sure to keep it covered with a fine-mesh screen so it doesn't breed mosquitoes. Check your local municipal regulations to see if a rain barrel is allowed.
- [Learn more](#) about rain barrels.
- Direct gutter downspouts and the water drain line from your air conditioner to a flowerbed, tree base or your lawn.

Swimming Pools and Summer Fun

- Use a pool cover. Uncovered pools can lose up to a thousand gallons of water from evaporation each month (as well as energy if your pool is heated)!
- [Learn more](#) about swimming pools and evaporation.
- Keep your pool water cool to reduce evaporation, and keep the water level low to reduce the amount of water lost to splashing.
- Check your pool for leaks often, and if you find a leak get it fixed as soon as possible.
- [Learn more](#) about swimming pool leaks with this swimming pool water loss calculator.
- Make sure you're on a dry part of the lawn that can use the water if you're going to play with a sprinkler or water toy, and avoid buying toys that require a constant stream of water.

Washing Your Car

- Use only car washes that conserve and recycle their wash water, if available.
- Use self-service car washes. They use the least amount of water because they use high-pressure hoses that have a pistol grip and can be turned on and off easily.
- Don't leave the hose running when you wash your vehicle. Purchase a squeeze (pistol grip) nozzle for your hose so you don't have to turn the tap to start and stop the flow.

Drought conditions for ALL of Washington.

Aquifers are affected too, without the snow pack the aquifers can't get replenished.

The Annual consumption report for the month of June was 4,267,376.8 gallons of water.

This is the amount the Pines have been using for a July or August month for the last few years.

Nisqually Pines has a 5 tier level on the water usage which recalculates every month.

Water rates per cubic foot per month (1 cubic foot equals 7.48 gallons)

0 - 600	@	.01	per cubic foot
601 - 800	@	.02	per cubic foot
801 -1200	@	.04	per cubic foot
1201 - 2000	@	.06	per cubic foot
2001 -above	@	.10	per cubic foot

So if you used 3751 cubic feet

$$600 \times 0.1 = 6.00$$

$$200 \times 0.2 = 4.00$$

$$400 \times .04 = 16.00$$

$$800 \times .06 = 48.00$$

$$1751 \times 10. = 175.10$$

Now add it all up, that's the total of your usage portion of the bill for that month.

$$175.10 + 47.94 + 15.96 + 3.98 + 6.00 = \mathbf{\$ 249.10}$$