

Nisqually Pines Community Club

www.nisquallypines.com

Nisqually Pines Community Club

Important Dates:

- June 7-8 Community yard sale
- June 10th Adjudication meeting
- June 11th Open Board meeting
- June 18th Finance Committee meeting
- June 24th Resolution meeting
- June 25th Study Session

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Nisqually Pines Annual Community Yard Sale

When: June 7 & 8

Time: 9 am to 5 pm

Don't forget to call or come by and give us your address to be put on the yard sale map!

It is once again time for our annual community yard sale.

Its time to clean out those closets, sheds and garages and see what treasures you can find to sell and make a little extra cash. The greater Yelm area and surrounding communities wait in anticipation for our annual sale, lets make this year's a good one!



Pines Community Spring Clean Up

June 14 & 15, 2014

9 am—4 pm, Saturday

9 am until 4 pm or full, Sunday

Saturday: 1 load and 1 mattress per address. Proof of residence required and names will be checked off a master list.

Sunday: Open to all residents until dumpsters are full.

Dumpster location: Pepperidge Lane SE, under the power lines.

Items we CANNOT take: Tires, oil or gas, paint and household trash or anything that contains animal feces.

Other items we WILL NOT take: Asphalt or concrete from walkways, driveways, etc. **Remodel trash in large amounts—** drywall, doors, windows, carpet, carpet pads,

flooring, kitchen cabinets, wall studs, etc. ****NOTE:** If you have just 1 window or just carpet or just a piece of carpet by itself without other remodel trash, it is acceptable.

- ⇒ All furniture must be flattened.
- ⇒ All boxes must be flattened.
- ⇒ All pools, tarps, waterbeds and buckets must **NOT** contain water.

Goodwill Industries will be there to take all your reusable household items. Bring your e-cycle items like computer monitors, small TV's, laptops, keyboards, etc.

A metal container will be available for all metal items: washers/dryers, hot water tanks, etc.



HAPPY FATHERS DAY TO ALL OUR DADS OUT THERE!

June 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7 Community yard sale 9 am - 5 pm
8 Community yard sale 9-5	9	10 Adjudication meeting @ 7 pm clubhouse	11 Open Board meeting @ 6:30 pm Clubhouse	12	13	14 Dumpster days 9 am -4 pm Flag Day
15 Dumpster days 9 am -4 pm Fathers Day	16	17	18 Finance committee meeting @ 6:30 pm clubhouse	19	20	21 First day of Summer
22	23	24 Resolution meeting @ 6:30 pm clubhouse	25 Ballot count 6 pm / Study Session @ 6:30 pm clubhouse	26	27	28
29 CERT meeting @ 6 pm clubhouse	30					

A Word from our Staff

Office Manager: *Charity Mayerl*

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

Please remember the office staff does not have the power to change Nisqually Pines HOA policy, CCR or Bylaws. If there is a specific policy, CCR or Bylaw you think should be addressed or considered, let us know. We can put it on the agenda for you to address the board at the next board meeting.

Residents you are responsible for your guests, please make sure they follow Pines rules.

Bookkeeper: *Judy Orr*

Email: bookkeeper@nisquallypines.com, Phone: 360-458-7371, Fax: 360-458-7157

When writing a check for your dues, please make sure you have the correct date on it, we do not accept post dated checks. Thank you!

Property Standards: *Paulette Howard*

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

Springtime is here! Remember to keep your lawns mowed and our easements cleared of items, so our maintenance crew can mow and weed eat.

Water Department: *Julie Rhey-Baumann*

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

Back flow testing is happening June 10th & 11th. For residents who have the back flow devices, remember you will have an extra charge on your bill for this month.

Please contact our Water Manager for water shut-off. Thank you.

Maintenance Department: *Bob Smith and Joe Zeiler*

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

It's mowing season again! Please respect the safety of our Maintenance crew and drive slowly by them when they are working in the easements. Thank you!

Board News

Board of Directors

Eric Weaver — Vice President, Security, Water & Maintenance

Tonie Barton — Secretary, Clubhouse, River Park & Pool Contact

Joyce Clapham — Treasurer, Office, Bookkeeper & Property Standards contact

Lori Clark — Adjudication Contact

Now for the News

Open Board Positions – We still have 3 vacancies on the Board. We meet twice 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!!

2 Board members are up for re-election on the June Ballot, they are:

Lori Clark- has experience as a supervisor for 15 years, and is currently a board member. She would like to continue on the board because she likes to help build a stronger community. The board and community are growing and she likes being a part of this growth.

Tonie "Madelon" Barton – has been on and off the board since 1986 serving as President, Vice President, Secretary and officer at large. She has supervisory and leadership skills learned during her 35 years with the Washington State Dept. of Revenue. She is an active volunteer in Nisqually Pines and knows a lot about Nisqually Pines history. She has been retired for 9 years and is easily available. She wants to be on the board to help keep on the good track the board is on and she is a doer and hopes to help keep things moving in a positive direction.

Dear Residents,

Last month the Board of Directors closed off the trail at the end of Briar St that leads to the river as we were under the impression it did not belong to us. We pulled the county maps and it appears it is Pines property. Briar St residents came to the board asking that we reopen it and have offered to help maintain the trail as they utilize the access often. We have reopened the trail and will post a "Pines Residents Only" sign.

We thank you for your patience while we worked this out and are happy we are able to reopen it to our residents!!

If you have any other questions or concerns please fill out a complaint/suggestion form at the office and they will forward on to us.

Sincerely-
The Board of Directors



Committee Happenings

Adjudication

Members are:
*Mary Risch, Phyllis Myers,
 Theresa Donovan, Rob Parkhill*

3 cases for May

Next meeting:
 Tuesday, June 10th, 7 pm
 Clubhouse



C.E.R.T.

Community Emergency Response
 Team

Learn about emergency preparedness in your community and what you can do to help yourself and your community.

Next meeting:
 Sunday, June 29, 6 pm
 Clubhouse



Events Committee

Members are:
*Charity Mayerl, Rob Parkhill, Dillon
 Pflughmacher, Mary Risch,
 Tonie Barton, Joyce Clapham*

Next up:

Next meeting:
 TBD



Finance Committee

Members are:
*Joyce Clapham, Tonie Barton,
 Mary Risch*

May update:
 Reviewed monthly numbers and started on 2014-2015 budget preparation.

Next meeting:
 Wednesday, June 18, 6:30 pm
 Clubhouse



Resolutions

Members are:
*Lori Clark, Tonie Barton, Charity
 Mayerl, Eric Weaver*

We are currently going through Resolution 94-1 & Addendum 94-1A and completely rewriting them.

Next meeting:
 Tuesday, June 24, 6:30 pm
 Clubhouse



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

Please come out and join us and help us make the Nisqually Pines Community Club a better place to live!

Pool is open for swimmers and River Park hours

Pool Hours

Operating Hours

May 24 - June 15

Weekends only

June 16 - Sept 1

Sunday - Saturday

12 noon - 8 pm Daily

Schedule

12 noon - 3 pm General Swim

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

4 pm - 7 pm General swim

7 pm - 8 pm Adult Swim

Guests are \$4 per person - please try to bring exact change.

Thank you!

See pool rules at Nisqually Pines website:

www.nisquallypines.com

River Park hours

the River Park is for members only and their guests

Any vehicle found in the River park lot without Nisqually Pines Pass, will be towed at owners expense. Parking is allowed only in park, any vehicle on or near the road will immediately be towed.

Open year round
8 am to 7:30 pm approx.

Except July 1 - Sept 1, park is open till 9 pm

No lifeguard on duty - swim at your own risk.

No alcohol permitted on the premises.



Board Elections—Ballots in by June 25th

We have three Nisqually Pines Community Club Board positions open, with 2 Board members running on the ballot.

Ballots will go out in the mail at the beginning of June and the ballots are due in before 4 pm on June

25th. You can drop your ballot by the office, if we are closed it can be dropped in the night drop box. Or you can bring it by the Clubhouse on the June 25th, there will be volunteers there with the ballot box. Any ballots dropped in

the night drop after 4 pm on June 25th will not be counted.

****We need volunteers to count ballots****

⇒ See Board News page for the candidates and information about them.

“When one door closes, another opens; but we often look so long and so regretfully upon the closed door that we do not see the one that has opened for us.”

- Alexander Graham Bell

Burn Permits are required to burn branches or brush

Please renew your burn permit. You can get one at the office or go online to www.orcaa.org.

Burn ban is

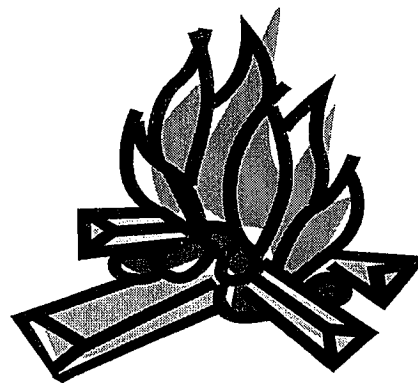
July 15 - Oct 15

Recreational fires only between these dates.

****Seasoned firewood only during burn ban!****

You may not burn wood of any kind that you purchase at the store. All wood has to be in its natural form.

Fire may be no higher than 3ft.



From our Water Manager

Attention Members and Renters:

It is the responsibility of the Homeowner to have and to know where your emergency water shut off is at your house. It is also the responsibility of the renter to know where the emergency water shut off is located.

If you do not have an emergency shut off, please get one installed as it is a requirement in Thurston County to have one.

This can prevent damage to your home if water leaks happen within your house.

Please be aware that our water department is in the process of changing out meters per division and with this comes new meter usage numbers starting at zero.

Also: last month we had to estimate the usage by an average over the course of the last few months, as our meter reading equipment had to be sent out for maintenance & new battery. This can only be done by the company who supplied it.

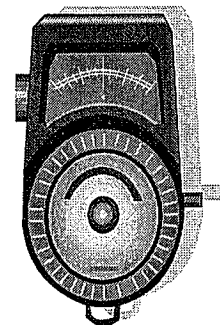
There is a possibility we may have to do the same for this month, so if the bill seems too high, it will be corrected once the equipment can read the meters again. So if you have been paying more than usual due to water leak or extraordinary circumstances during a month in the average, you will end up with a credit when the meters are actually read.

Thank you for your patience and cooperation!

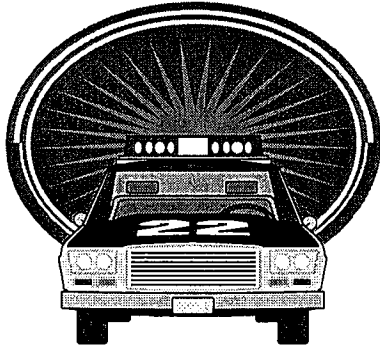
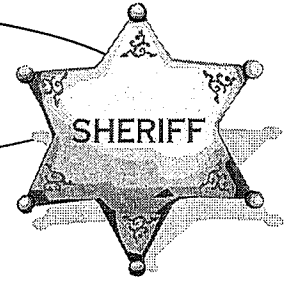
New meter installation process:

When a new meter is installed the process is as follows:

- 1) Reading of old meter usage before removed
- 2) Install new meter
- 3) Read new meter (which will be zero)
- 4) All information is then entered into the computer system
- 5) New meter is read at the normal meter reading timeline
- 6) Computer system adds both usages together and charges the usage from both readings combined.



Police Blotter



April

- 25 – Harassment / assault on Heather, noise complaint on Suntree, unfounded, suicide attempt on Mulberry, routine patrol.
- 26 – Advised of 2 missing yellow labs, found on Heather, came in contact with 4 juveniles at River park, routine patrol.
- 29 – Assault/ Harassment on Cornus Ct, routine patrol.

May

- 1 – Stolen auto, warrant arrest on Heather Ln., routine patrol.
- 2 – Suspicious vehicle on Heather Ln., routine patrol.
- 3 – Routine patrol.
- 5 – Routine patrol.
- 7 – Routine patrol.
- 9 – Routine patrol.
- 10 – Routine patrol.
- 11 – Routine patrol.
- 15 – Medical issue & transport by medics on Thuja, disturbance at River park over stolen bicycles, Routine patrol.
- 16 – Dispatch to assist for fire on Deodar, dispatched back to Deodar, owner of one of dogs that perished in fire arrived on scene, routine patrol.
- 17 – Spoke with several neighbors about break-ins on Holly St & vandalism on River park porta-potty, routine Patrol.
- 18 – Routine patrol.
- 19 – Dirt bike on Heather—Thuja, warned to walk bike, possible trespass on Deodar, child custody on Heather, routine patrol.
- 20 – Speed enforcement on Port Orford, routine patrol.
- 21 – Routine patrol.
- 23 – Dog fight on Whitewood, routine patrol.
- 24 – Traffic stop front entrance, Field investigation of 2 people on bikes, routine patrol.
- 25 – Verbal Domestic Violence on Thuja, routine patrol.
- 26 – Theft on Sorbus, 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.

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.

Classified Ads

Handy Man

Jim the yard man lawn
mowing & trim
reasonable rates & dependable
Call 360-458-9140

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

Affordable prices, honest
& efficient.

I'm experienced in painting, tex-
ture, 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

Support Groups

Multiple Sclerosis support group
First Wednesday of every month
Chinese Wok 6:30 pm
Questions call Cathy Reynolds
360-400-4125

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

New Circle Ab exerciser \$25
Step exerciser \$25
All-In-One printer/fax
never used \$25
Call Carole at 360-458-7158

Solid Oak table and 4 chairs
In good condition—\$175
Maytag portable dishwasher, white,
excellent condition, works great—
\$150 OBO.
253-267-2304

Full Bed for sale. Box, frame and
mattress, \$350.
Call Julie or Jeff
360-970-9485 or 360-350-7157.

DVD's for sale!
Current popular television shows
and movies. \$19 per season for
series, blue ray's are \$5 more.
Call mornings only for details 360-
458-7907

14' Norton Boat with 15 HP mo-
tor with lights, live well, batteries,
swivel seats, trailer. \$2800
360-400-1179

PORTABLE ICE MAKER
33 lbs. of ice per day, 3 sizes of
cubes-just add water.
Camping world SALE price: \$247,
my price \$150.
360-400-3627, 360-489-8333

For Sale

Size 8 silver promise ring \$85, with
care warranty, call 360-458-1059

ATTENTION DOG OWNERS:

Dogs are to be on leashes at all
times when outside their fenced
yards, and this includes all park
areas, including River park, Little
lake park, playground, clubhouse
park area and office area.

NISQUALLY PINES COMMUNITY CLUB

BOARD OF DIRECTORS MEETING

MARCH 12, 2014

The meeting was called to order at 6:30 PM. Board members in attendance were Joyce Clapham, Lori Clark, and Tonie Barton. Eric Weaver was excused for work purposes. Joyce chaired the meeting.

The Minutes of February 12, 2014, were read and approved with the stated changes.

The Treasurer's Report was reviewed. The CD that expires in March was discussed. Since a savings account has not been formed, the issue is scheduled for the study session.

Unfinished Business: Action forms were approved for the following:

Board agreed to hire Paulette Howard for Property Standards at \$10.00 for 4 hours a week and 8 hours a week during the summer.

A new form was devised for mileage. It will go into effect March 2014.

Joyce Clapham will be both the bookkeeper and office manager's contact as of February 27, 2014. This eliminates the need for two people to give the info to these employees and ensures that they both have the same info.

Give Tonie Barton the keys to the clubhouse/restrooms/pool area from Friday PM to Monday AM to use in the event of an emergency.

Approve updated Employee Policies effective February 2014.

Accept updated employee Job Descriptions effective February 2014.

Tonie will format the updated bylaws and put them into final form for Board and member approval.

The Board had received a suggestion to pay off the first water loan if the funds were available. The amount still due is \$882,937.81. The Pines does not have enough money to pay off that loan.

New Business; Department Check-ins

Water/Maintenance – the staff is filling potholes, picking up debris, removing debris from under the power lines and stacking it at the river park for chipping. The water manager is calibrating meters. She also advised that we are not charging enough for backflow meters.

Office - Charity is training Property Standards

Bookkeeper – The bookkeeper is currently doing payables and cleaning up back records.

Pool – Aqua Quip was called for an estimate to replace tiles around the pool. Still looking for someone to look for the water leak.

River Park – During the heavy rain and when they let water loose from the dam, the water level came up over the sand, but not into the park. It is now down to usual levels.

Clubhouse – the chairs will be steam cleaned and maintenance will go around and remove the spider webs accumulated through the winter. Flies still a problem.

Property Standards – the new person is eager to do the job. She sent out 15 or 16 new letters and is cleaning up the leftovers.

Pamela Kennedy's resignation was read and accepted by motion.

Due to Pamela's resignation the positions of secretary and adjudication contact are vacated. A MSC to make Tonie Barton the secretary for the board. The adjudication contact will be discussed during the study session.

Forrest McMullen turned in a board application and was present. He's a retired truck driver, has time on his hands, and wants the community to be better. He is concerned about the number of women on the board. He was advised that a background check would be run and that he should come to the study session for discussion.

Events - The Easter Egg Hunt will be on April 20, 2014, Easter Sunday, if enough volunteers, eggs, and candy are accumulated. If a lot of goodies are donated we may have a hunt for the teenagers and adults also. Need prizes for the various age groups. Requests for donations will be put in the newsletter.

Finance – We received the quarterly electric bill. It seems high. The bookkeeper will review the bill and info will follow during the next meeting.

CERT – There appears to be a problem with EOC and their notification of impending river flooding. After discussion, it was decided that the EOC would be contacted and asked specifically what their procedures are.

Adjudication – Heard one case which was a repeat. It was given a fine, plus a 30-day check back. Cudos were expressed for the new property standards person.

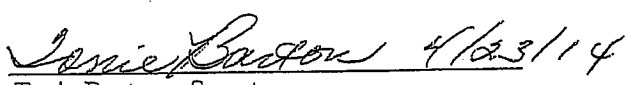
Resolution – Need more community members.

Community Comments – The name of the property standards person was requested. She is Paulette Howard, a resident of the Pines. A resident suggested that the web complaint process be changed since the link didn't always seem to work.

No closed session items.

The meeting was adjourned at 7:11PM


Eric Weaver – Acting President


Tonie Barton – Secretary

NISQUALLY PINES COMMUNITY CLUB.
COLLECTION POLICY
JANUARY 1, 1997
Revised and effective May 1, 2014

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6 1. PURPOSE
7

8 To establish procedures for the collection of delinquent dues and assessments as
9 established by the members and Board of Directors of Nisqually Pines Community
10 Club, Resolution 94-1, and other policies.
11

12 2. DEFINITIONS
13

- 14 • The delinquent amount is that part of the balance that exceeds the amount due
15 as monthly payments.
- 16 • Any water use and special assessments, (i.e. infraction, fines) are in addition to
17 this amount.
- 18 • Regular monthly payments are calculated by dividing the annual assessment by
19 12.
20

21 3. PROCEDURES
22

- 23 A. The Pine's office will mail a statement to each member's account
24 approximately the 25th day of each calendar month. This statement will
25 show the amount owed by each member, plus any special assessments,
26 fines, or any accrued interest on the account. The total amount shown on
27 this statement is due in full by the end of the 15th day, (or at the end of the
28 first business day after the 15th day), of the following calendar month from
29 which the statement was issued.
30
- 31 B. If no payment is received on an account by the Pine's office as stated in
32 3A and the account is \$40.00 or more past due, a \$20 late charge is
33 automatically added to the account of that lot.
34
- 35 C. After the 15th day of a calendar month, a 1% interest will apply on the
36 unpaid balance and will increase by 1% each month the account is
37 delinquent for a total of 12% on the unpaid balance.
38
- 39 D. At the end of the first business day after the 15th day if an account is
40 deemed delinquent, over 60 days past due a letter will be mailed to the
41 owner, explaining that the account balance is overdue.
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- 43 E. At the beginning of business hours of the Monday after the 16th of the
44 month of any calendar month, the water manager and/or maintenance

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staff will place a door hanger on the door handle or fence gate of the residence, explaining that water service will be terminated on the Wednesday following the Monday after the 16th.

- F. If the water service to any residence is terminated, by the water manager or maintenance staff, a \$20 disconnect/ reconnect fee, is automatically added to that delinquent account.
- G. Once a residence has the water service terminated due to a delinquent account, the entire dollar amount of the account must be paid in full before water service is restored.
- H. The Nisqually Pine's Board of Directors can act in the best interest of the Community and negotiate a workable settlement for restoration of water services with any member when his or her water service is terminated for account delinquency. The property owner who will lose water service can appear and plead their case, or work out a payment schedule with the Board of Directors at the next board meeting. The Board of Directors may change the meeting and water shutoff dates due to holidays and scheduling conflicts. (If the member's lot has no water service hook up, the letter will be mailed and actions will proceed to (I).
- I. Whenever an account reaches a \$500.00 balance due, a lien will be filed against the real property. A \$200.00 charge will be added to offset the cost of preparing, filing, and eventual release of the lien. A copy of the lien will be mailed to the member.
 - 1. If the balance is not paid after 30 days from the date of the lien notice a letter will be sent explaining that the account has been referred to the attorney, and that further action will follow if the member takes no action. All costs will be added to the member's account. The attorney will then follow procedures for collections.

At any time, if the member brings the account current, all actions will stop and a release of lien will be prepared and filed. Any costs for actions in process at the time of the payment will be added to the member's account.

4. 12-MONTH SPECIAL PAYMENT PLAN

- A. When a member is unable to pay the full delinquent amount, and the account has not been referred to the attorney for collection, the member can set up a 12-month special payment arrangement as follows:

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1. Members who cannot make this payment arrangement must appear before the Board of Directors to discuss their account and an agreed upon payment plan.
2. All payment plans will be put in the form of a promissory note and signed by the property owner and authorized staff.
3. Failure to keep the terms of the promissory note will result in immediate collection action. (See PROCEDURES, Item (3D)).


5. RETURN CHECK POLICY

- A. \$15.00 Returned check fee will be placed on account that a check has been returned for non-payment.
- B. Checks will no longer be accepted for payment by a member who writes 2 or more checks within 1 year that are returned by a bank for any reason.

6. PAST DUE ACCOUNTS

- A. All accounts six months past due will be forwarded to the Board of Directors for consideration for foreclosure.


Eric Weaver, Vice- President
April 23, 2014


Tonie Barton, Secretary
April 23, 2014



What You Should Know About **Hiring a Contractor, Remodeler, or Handyman**

Are you planning to hire someone to work on your home or property? **You need to Hire Smart.**

We don't usually think about financial risks when planning a home repair or remodeling project. Yet each year, L&I hears from hundreds of homeowners who've hired someone claiming to be a "contractor."

The vast majority of Washington contractors are honest, skilled, and focused on satisfying their customers. But they also would agree that consumers need to be careful. The financial consequence of a bad or abandoned job can be devastating for any homeowner.

What can you do to protect yourself? Make sure you hire a registered contractor.

Contractors **ARE** required to be registered in Washington if they are:

- Doing any work that "adds to or subtracts from real estate."
- Providing advice or consultation on a construction project.
- Developing residential property or "flipping" houses.

Contractors **ARE NOT** required to be registered if they are providing services such as:

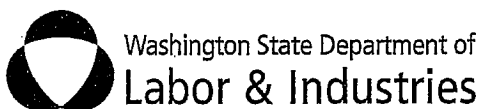
- Gutter cleaning.
- Pruning or lawn care.
- Window washing.



What is a registered contractor?

A registered contractor must maintain a surety bond, have liability insurance, and have a Washington business license. All information is available online: www.Contractors.Lni.wa.gov.

Washington state *does not* require contractors to pass a competency or skills test to become registered (though L&I does test and license electricians and plumbers.) Still, it is not legal for anyone to perform work, advertise, or submit bids without being a registered contractor.



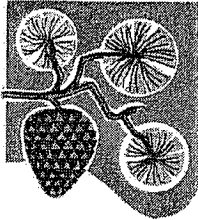
**Nisqually Pines
Community Club**

8903 Pepperidge Lane SE
Yelm, WA 98597

Phone: 360-458-9510
Fax: 360-458-7157
Hours of operation:
Monday - Friday, 7:30 to 5 pm

We're on the Web too!
www.nisquallypines.com

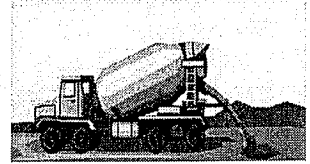
Come and live!



ABLE CONCRETE

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