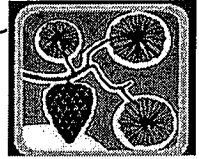


Nisqually Pines Community Club  
Newsletter

www.nisquallypines.com



Office Hours: Monday- Friday 7:30am to 5pm.



**Important Dates:**

- 4<sup>th</sup> Potluck & Town meeting 5 pm
- 13<sup>th</sup> Adjudication 7 pm
- 14<sup>th</sup> Open Board meeting 6:30
- 20<sup>th</sup> Resolution meeting 6:30 pm
- 21<sup>st</sup> Finance committee meeting 6:30 pm
- 25<sup>th</sup> C.E.R.T. 6 pm
- 28<sup>th</sup> Study Session 6:30 pm

Meetings are open to the community,  
please join us and hear what's going  
on in OUR community!



**Cinco de Mayo Potluck and Town meeting!**

The Board of Directors would like to invite you to come out to discuss the required Reserve Study, explain what needs to happen and why your dues will be increasing.

Come let your voice be heard!

**On May 4<sup>th</sup>, at 5:00 pm**

NPCC will supply all the fixings for a taco bar and non-alcoholic margaritas! Bring a side dish to compliment the meal.

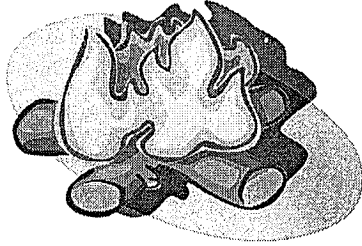
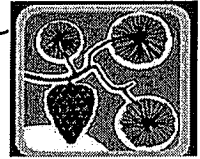


# May 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
4 Potluck & Town meeting 5 pm clubhouse	5 <i>Cinco de Mayo</i>	6	7	8	9	10
11 Mothers Day	12	13 Adjudication 7 pm Clubhouse	14 Events planning meeting 6 pm clubhouse Open Board meeting 6:30 pm clubhouse	15	16	17 Armed Forces Day
18	19	20 Resolution meeting 6:30 pm clubhouse	21 Finance meeting 6:30 pm clubhouse	22	23	24 Pool opens weekends only 12-8 pm until school is out.
25 Cert 6 pm clubhouse Pool open 12-8 pm	26 Memorial Day Office Closed Pool open 12 - 8	27	28 Study Session 6:30 pm clubhouse	29	30	31 Pool open 12 - 8

# Nisqually Pines Community Club Newsletter

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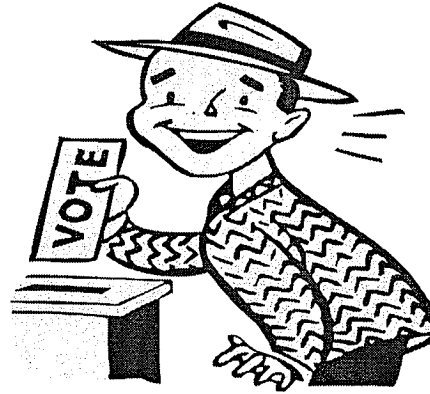
Please renew your burn permit. You can get one at the office or go online to [www.orcaa.org](http://www.orcaa.org).

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.\*

## Board Elections

June is Election time for 3 board positions.



Other items we WON'T take: Overstuffed furniture, asphalt or concrete from walkways, driveways, and etc., remodel trash: drywall, doors, windows, carpet, carpet pads, flooring, kitchen cabinets, wall studs, etc.

**Note:** If you have just 1 window, or just carpet, etc. by itself without other remodel trash, it is ok.

All other furniture must be flattened.

All boxes must be flattened.

All pools, tarps, waterbeds, and buckets must **NOT** contain water.

All loose items **MUST** be bagged up!

Spring Clean-up time is coming soon!  
Our semi-annual community clean-up

June 14 & 15, 2014

9 am – 4 pm, Saturday

9 am until full

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

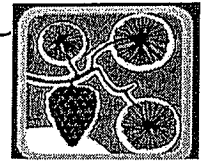
Sunday: Open to all residents until dumpsters are full.

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

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

# Nisqually Pines Community Club Newsletter

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The Pool opens  
Memorial Day weekend!  
12- 8 pm

Note: open weekends only until  
school is out for the summer.



Pool opens 7 days a week for  
Summer  
June 13<sup>th</sup>, 2014

Nisqually Pines  
Annual Yard Sale  
June 7 & 8  
9 am to 5 pm



Make sure you sign up at the office  
to get your yard sale on the map



## Approaches to Curbside Mailboxes

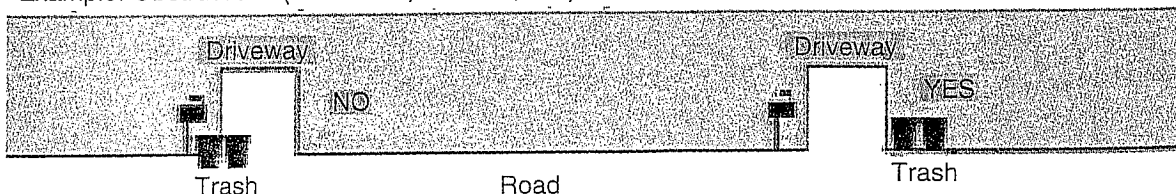
Dear Customer,

The Postal Service depends on you to meet postal requirements regarding delivery and collection of mail to curbside boxes. *Please keep the full approach and exits to your mailbox clear*, as illustrated in the examples below. Removing trash cans, snow, vehicles, and any other objects from the area allows the carrier to deliver your mail safely and efficiently without exiting the vehicle. Your cooperation in this matter is sincerely appreciated. If you have any questions, please contact us. Thank you. Your Postmaster

Example: Snow Removal



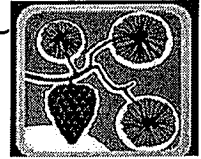
Example: Obstructions (trash cans, vehicles, etc.)



# Nisqually Pines Community Club Newsletter

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From our Water Department Manager

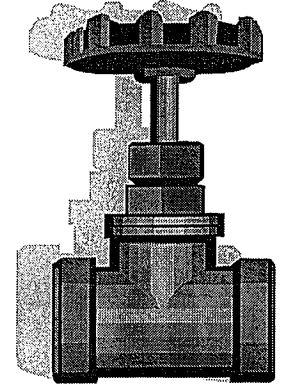


## Attention Members and Renters:

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 a water leak happens 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.*

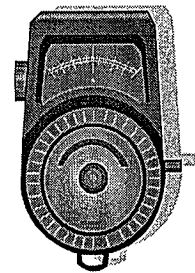
*There is a possibility we may have to do the same for this month, so if the bill seems too high, it will be corrected once the equipment can read the meters again. So if you have been paying more than usual due to water leak or extraordinary circumstances during a month in the average, you will end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

*Thank you for your patience and cooperation!*

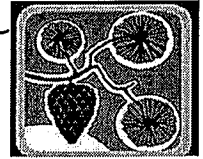
## New meter installation process:

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.



# Nisqually Pines Community Club Newsletter



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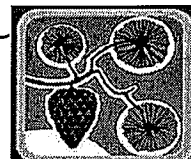
## Messages from our Staff

<p><b><u>Office Manager</u></b> Charity Mayerl <a href="mailto:cmayerl@nisquallypines.com">cmayerl@nisquallypines.com</a> <b><u>Bookkeeper</u></b> Judy Orr <a href="mailto:bookkeeper@nisquallypines.com">bookkeeper@nisquallypines.com</a> <b><u>Contact Phone: 458-7370</u></b></p>	<p>Please remember the office staff does not have the power to change Nisqually Pines HOA policies, CCRs or Bylaws. If there is a specific policy, CCR or Bylaw you think should be addressed or considered. Let us know and we can put it on the agenda for you to address the board with at the next board meeting.</p> <p>Residents you are responsible for your guests, please make sure they follow Pines rules.</p>
<p><b><u>Property Standards:</u></b> Paulette Howard <a href="mailto:propertystandards@nisquallypines.com">propertystandards@nisquallypines.com</a> <b><u>Contact Phone: 458-7370</u></b></p>	<p><b>Springtime is here!</b></p> <p>Remember to keep your lawns mowed, our easements free so our maintenance crew can mow and weed eat.</p>
<p><b><u>Water Department:</u></b> Julie Rhey-Baumann <a href="mailto:waterdept@nisquallypines.com">waterdept@nisquallypines.com</a> <b><u>Message Phone: 458-7393</u></b></p>	<p>Back flow testing is coming up in June! For those residents who have the back flow devices, remember you will have an extra charge on your bill for that month.</p> <p><b>Please Contact Water Manager for water shut-off.</b></p>
<p><b><u>Maintenance Department:</u></b> Bob Smith <a href="mailto:bsmith@nisquallypines.com">bsmith@nisquallypines.com</a> and Joe Zeiler <b><u>Message Phone: 458-7393</u></b></p>	<p>It's mowing season again!</p> <p>Please respect the safety of our Maintenance crew, drive slowly by them when they are working in the easements.</p> <p>Thank you!</p>

# Nisqually Pines Community Club

## Newsletter

www.nisquallypines.com



### Board of Directors

Eric Weaver - Vice President, Security, Water & Maintenance contact  
Tonie Barton - Secretary, Clubhouse, River Park & Pool contact  
Joyce Clapham - Treasurer, Office, Bookkeeper & Property Standard contact  
Lori Clark - Adjudication contact

### Board 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.

and

**Tonie 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.

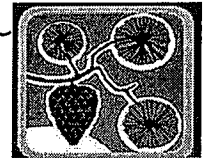
We thank you for your patience while we worked this out and are happy we are able to reopen it to our residents!!

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

# Nisqually Pines Community Club Newsletter



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## Committee Happenings

<u>Events Committee</u>	<u>Finance</u>	
<p>Charity Mayerl, Rob Parkhill, Dillon Pflugmacher, Mary Risch, Tonie Barton, Joyce Clapham</p> <p>Next Up:</p> <p>Next meeting: Wednesday May 14 at 6 pm</p>	<p>Joyce Clapham, Tonie Barton, Cathy Reynolds, Mary Risch</p> <p><u>April update:</u> Reviewed quarterly numbers and future needs. Next up: Current numbers review and start 2014-2015 budget prep</p> <p>Next meeting: Wednesday May 21 at 6:30 pm</p>	<p><b>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!!</b></p>

*Please come out and join us and help us make the NPCC a better place to live!*

<u>Resolutions</u>	<u>C.E.R.T.</u>	<u>Adjudication</u>
<p>Lori Clark, Tonie Burton, Phil Barker, Charity Mayerl, Eric Weaver</p> <p>We are currently going through Resolution 94-1 &amp; Addendum 94-1A and completely rewriting them. We are looking for new members! Why not come join our committee?</p> <p>Next meeting: Tuesday May 20 at 6:30 pm</p>	<p>CERT is looking for members to join them on the Last Sunday of every month at 6pm.</p> <p>Learn about emergency preparedness in your Community and what you can do to help yourself and your community.</p> <p>Next Meeting: Sunday May 25 at 6 pm</p>	<p>Mary Risch, Phyllis Myers, Theresa Donovan, Rob Parkhill, Cathy Reynolds</p> <p>1 case for April</p> <p>Next meeting: Tuesday May 13 at 7:00</p>



## Cinco de Mayo Potluck & Town Meeting

Join us Sunday May 4<sup>th</sup> at 5pm for our annual Cinco De Mayo Potluck.

The NPCC will supply all the fixings for a taco bar and non-alcoholic margaritas!! Bring a side dish to compliment the meal!!

Town Meeting - to discuss the Reserve Study, explain what needs to happen and why your dues will be increasing.

**Come let your voice be heard!!**

*Reserve Study - (from Wikipedia) A Reserve Study is a budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur. Reserve studies are in essence planning tools designed to help the board anticipate, and prepare for, the property's major repair and replacement projects. For example, such projects would include: replacement of the roof on the building(s), retrofit of the fire alarm devices, and resurfacing of the roadways. < these are just examples from the definition of RESERVE STUDY - not all apply to the NPCC!!!>*

Our community had this done in 2013 as part of the state mandate, since then our Finance committee and Board of Directors have been reviewing the suggestions made to our community. We are a long way from financially being able to meet the "reserve" requirements.

As you all know this year our annual dues increased, unfortunately that is not the end. Due to the higher cost of materials, fuel, utilities, taxes, etc. there will be another increase in the 2014/2015 budget year. As of right now we are looking at increasing the Long Range Plan to \$18/month per lot to help our community meet the necessary reserve requirements, this DOES NOT include any changes to dues.

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 the 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.

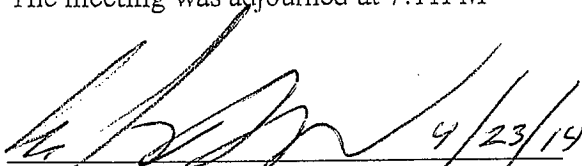
Adjudication – Heard one case which was a repeat. It was given a fine, plus a 30-day check back. Cudos were expressed for the new property standards person.

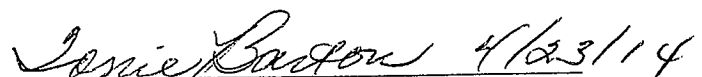
Resolution – Need more community members.

**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.

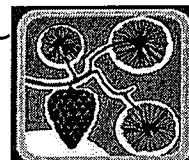
The meeting was adjourned at 7:11PM

  
Eric Weaver – Acting President 4/23/14

  
Tonie Barton – Secretary 4/23/14

# Nisqually Pines Community Club Newsletter

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## Who Does It?

## What's For Sale?

### Handyman

Jim the yard man  
lawn mowing & trim  
reasonable & 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,  
texture, flooring, tiling,  
Carpeting, sheet rock, etc.  
Also outside: welding,  
trimming & cutting trees,  
landscaping, lawn mowing,  
pressure washing, deck repair  
& mechanic.  
Call 360-970-1992

---

### Support groups

Multiple sclerosis support  
group  
1<sup>st</sup> Wednesday of each month  
Chinese Wok 6:30pm  
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 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

---

Original Bowflex including  
accessories and the  
instruction book, including  
exercises.

---

Call Judy at 360-481-9510

---

### For Sale

Solid Oak Table & 4 chair set  
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 of Jeff  
360-970-9485 or  
360-350-7157

---

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

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

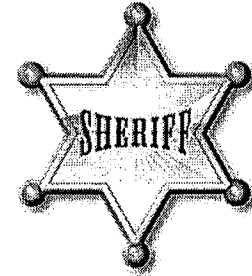
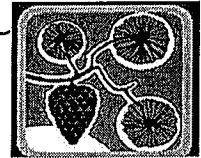
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PORTABLE ICE MAKER  
33 lbs. of ice per day, 3 sizes of  
cubes - just add water.  
Camping World SALE price:  
\$247, my price \$150  
360-400-3627, 360-489-8333

---

# Nisqually Pines Community Club Newsletter

www.nisquallypines.com



## Police Blotter

### March

- 28 – Suspicious person on Deodar, assisted YPD 2 warrants, reckless driver complaint, contacted driver & arrested for DUI, routine patrol.
- 29 – Suspicious person on Deodar, possible prowler, routine patrol.
- 30 – Suspicious person on Thuja, routine patrol.

### April

- 1 – Routine patrol.
- 4 – Suspicious circumstance on Heather Lane, subject entering abandoned building, routine patrol.
- 5 – Routine patrol.
- 6 – Routine patrol.
- 7 – Routine patrol.
- 9 – Problems on Silverbell, no activity, concerned citizen on Deodar about traffic coming in/out neighbors' bedroom window, routine patrol.
- 11 – Report of disorderly juveniles on Heather/Thuja, routine patrol.
- 12 – Routine patrol.
- 13 – Routine patrol.
- 15 – Theft on Thuja, found property in park at little lake, complaint of "Tweakers" on Thuja, routine patrol.
- 17 – Hit & run at front gate, vehicle from Yelm, white Honda CRX w/spoiler & pink & orange wheels, routine Patrol.
- 18 – Welfare check on juvenile female, traffic stops, routine patrol.
- 19 – Assisted in 3 warrant arrests, routine patrol.
- 20 – Speed enforcement on Port Orford, routine patrol.
- 21 – Routine patrol.
- 23 – 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.

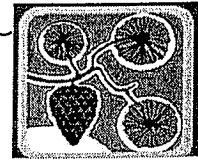
The non-emergency number for the sheriff is 360-704-2740

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.

# Nisqually Pines Community Club Newsletter

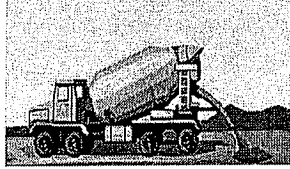
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360-628-4132 or 360-960-8945 or visit us at [www.ableconcretewa.com](http://www.ableconcretewa.com)

We do driveways, sidewalks, patios, retaining walls, foundations, underground storm shelters, and more! We specialize in decorative stamped & colored concrete.



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360-507-1659 cell

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