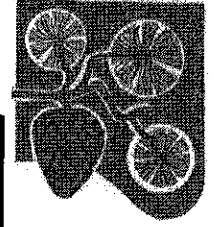


October 2015




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

Happy  Halloween

Come **Trunk or Treat** with us on Halloween!!
Saturday October 31st from 6-8pm
Where: Pines Office

Important Dates:

October 8th
Open Board 6:30pm

October 13th
Adjudication 7pm

October 31st
Trunk or Treat @
Pines Office
6-8 pm

Candy donations would be greatly appreciated.

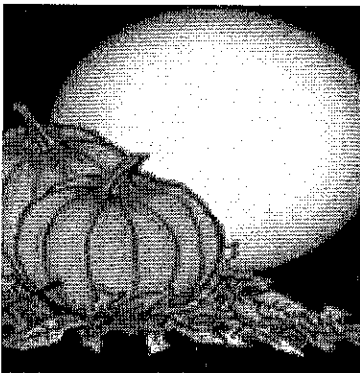
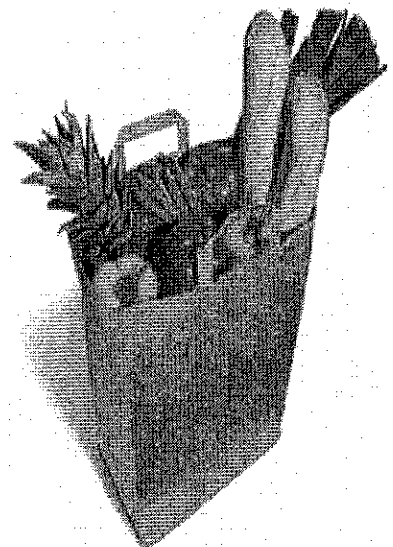
Holiday Help!!

The Office will be collecting non perish-
able food items for holiday baskets.
Fresh fruit should wait until closer to
deadline. Please make sure the dates on
the cans and boxes are current.

We are currently taking nominations at
the office for recipients of the baskets.
Donations no later than November 19th.

The number of families will depend on
the number of donations.

THANK YOU!!



September Ballot Results

Budget Yes 76 No 146 Abstain 6 – PASSED by law

Dumpster Days Yes 109 No 116 Abstain 3

Water Meters – Phase 3 Yes 118 No 103 Abstain 7

The 2015-2016 budget passed per our bylaws and WA law – WA RCW 64.38.025 was put into place to protect HOA's from going bankrupt by communities voting down the budget each year. The RCW states that a majority of mailed ballots must be returned and voted NO in order for the proposed budget to not pass.

We mailed out 662 ballots to members in good standing, only 228 were returned – we need 332 returned in order for the budget to not have passed.

RCW 64.38.025

(3) Within thirty days after adoption by the board of directors of any proposed regular or special budget of the association, the board shall set a date for a meeting of the owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the summary. **Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present.** In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the owners shall be continued until such time as the owners ratify a subsequent budget proposed by the board of directors.

Our Bylaws

Article 2 – 4;h Majority. Actions of the membership shall be taken by a majority vote of the members in good standing who cast ballots, except otherwise provided by law or the Pines governing documents.

Breakdown of dues for 2015-2016

We know we have had several big increases however it is required to keep our community operating and make sure our long range plan meets state mandated numbers. We are hoping this will be the last big increase of our long range plan.

Monthly Breakdown:

HOA Dues: \$47.46—this covers our employees, community areas, pool, clubhouse, river park, utilities, children’s parties, pictures with Santa, annual picnic, etc.

Water System Maintenance Fee: \$15.83- this maintains our water system from the wells to the meter at your property.

1st Water Loan: \$12.36—voted on by the community to repair the tanks and lines when they found e-coli in our system.

USDA Loan: \$2.88—voted on by the community to repair the water lines in our cul de sacs. This contained the water loss the County was concerned about.

Long Range Plan: \$25.00—this is State mandated to help cover repairs, upgrades of our equipment and community, so you won’t get hit with a major assessment at any time.

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 closer to being financially being able to meet the “reserve” requirements.

October 2015

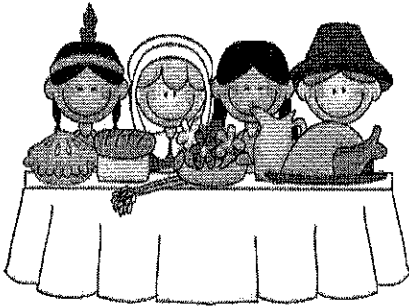
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8 Open Board Mtg 6:30pm	9	10
11	12	13 Adjudication 7pm	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31 Halloween @ office 6-8pm

Thanksgiving Potluck

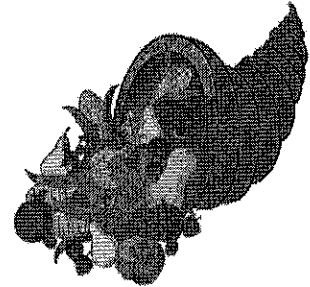
Date: Sunday Nov 22nd

Time: 4pm-6pm

At the Clubhouse




Any questions please contact:
Pines Office 458-7370



Thanksgiving Potluck

The Pines provides the turkey, mashed potatoes and gravy. Please bring a salad or dessert to compliment the meal. Come out and meet your neighbors. Door prize winners will be announced at the dinner.

Happy Thanksgiving 

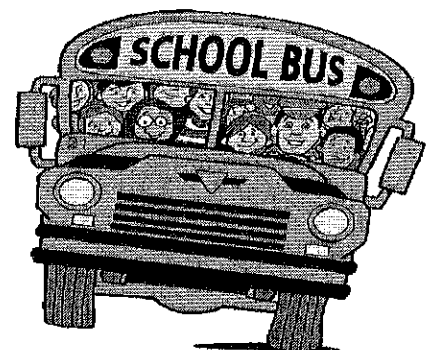


F.Y.I.

Animal Services
3120 Martin Way
Olympia, WA
(360) 352-2510
Closed on Mondays

The mornings are dark when the upper grades are walking to the bus stops. Please be careful and watch for kids.

There is no charge for dropping off stray animals at the shelter.



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

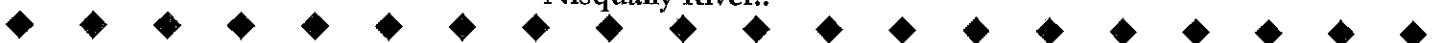
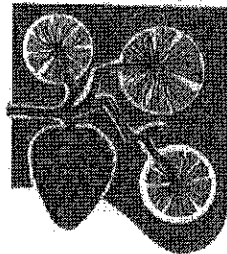
Winter Hours are 8 am to 7:30 pm approx.

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!!



ATTENTION DOG OWNERS:

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

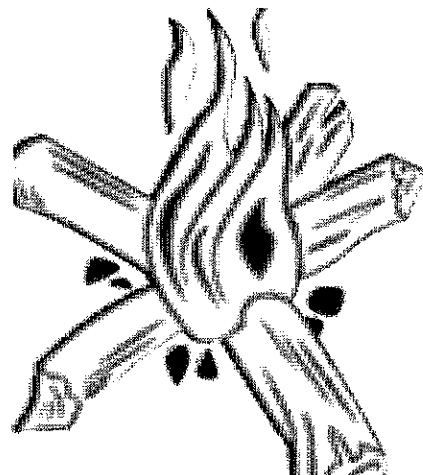


Burn ban is
July 15-Oct 15

Recreational fires only between these dates.
Seasoned firewood only during burn ban!

You may not burn wood of any kind that is processed. All wood has to be in its natural form. If you have any questions, please call the office.

Fire may be no higher than 3ft.



A Word from our Staff

Office Manager: *Charity Mayerl*

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

Notice on your October billing that the dues have gone up. If you are a homeowner that has renters on the November billing a \$10 charge will be added for 2nd billing.

Office Assistant & Property Standards: *Paulette Howard*

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

You are allowed to junk vehicles and they are to be screened from public view.

Water Department: *Julie Rhey-Baumann*

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

Turn off water to the hose bibs you don't need in the winter, keep the hose disconnected from faucet.

Put faucet covers on your faucets so they do not freeze (they can freeze and break inside your walls).

Clean your gutters to keep the water flowing in the right direction, away from the house.

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

Have a shut off put on your house so that the water department doesn't have to come out.

Please contact Water Manager for water shut-off.

Maintenance Department: *Bob Smith and Joe Zeiler*

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

Respect your community, please do not litter!!

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!

The Board of Directors wants 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. We will pick a date and time at September board meeting. Come join us.

Updates

Treasurer's Report:

Ending Balance for August 2015

General Fund: \$187,827.38

Long Range Plan: \$169,334.44

Water Loan 1 Fund: \$128,573.71

Emergency Fund: \$20,106.55

Key Bank USDA Loan: \$243,863.48

Gold Money Market: \$165,653.23

CD # 1: \$51,567.72

CD # 4: \$90,349.61

CD # 5: 26,685.87

Twin Star Savings: \$86,713.03

Grand Total \$1,170,675.02

Committee Happenings

Adjudication

August meeting had 1 cases. The fine remains. Next October 13th 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

TBA - To resume in January 2016

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

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: Halloween

Anyone interested in being on Event Planning Committee call the office.

Volunteers to help with Trunk or Treat. Call or come to office to sign up.

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!

Updates

Property Standards

Last month the following warnings or fines were issued:

4 Courtesy Letters	1 basketball stands
37 debris	2 fines
1 parking on easement	1 nuisance
1 2nd dwelling	1 live stock
1 junk vehicles	2 certified letters
3 dog's running loose	26 Thank you letters for compliance
16 tall grass	1 burning garbage

94.1.035 What domestic activities are prohibited in the Pines? No person within the legal boundaries of Nisqually Pines Community Club shall:

Paragraph (2) Section C- Allowing or contributing to the accumulation of garbage, refuse, litter and/or unsightly materials, including vehicles (limit 5 (five) automobiles of any kind and watercrafts), on private or community property.

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

Paragraph (3) Section C- Burning any garbage or toxic items;;

1st offence: \$250 2nd offence: \$300 3rd offence: \$500 4th offence: \$1000

If you are new to the Pines and do not have a copy of our current Resolution 94-1, please stop by the office to pick up a copy or view online at www.nisquallypines.com.

Speed limit is 20 MPH

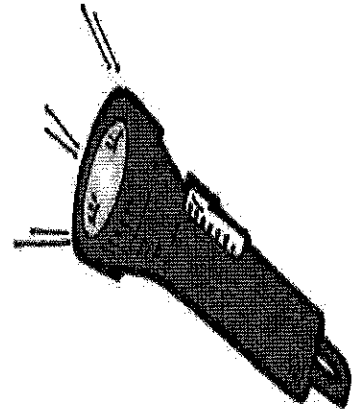
Please slow down!

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

FALL IS HERE

It is getting darker earlier— **PLEASE** be mindful of vehicle traffic!! For your safety, please walk along the edge of the roads or in the easement against oncoming traffic.

Carry a flashlight or wear bright colored



Bicycle riders— please make sure your reflectors work or you have a light so you are more visible.



In case of an emergency, power outage or storm, if you need assistance, please make sure the office has your name on their emergency assistance list.

This way during any type of emergency we can make sure to have a volunteer check on you.

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 own 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



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

Caregiver

w/30+ years Experience

Has openings, will work days,
nights, over nights and week-
ends.

Trained and Experienced with
personal 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

Old Trunk \$50
(360)464-0993

For Sale

Medical port-a-potty
New \$75
"Alpha" pink ski jacket
never been worn
Size 14
\$50
Shower Bench New \$80
Vest, jackets, sweaters and
lite weight jackets
Reasonably priced
Call (360)458-0947

For Sale

4 Tires
Size P265-70 R16
\$300 o.b.o.
36 glass tile bricks
\$50
Small ATV need work
make an offer
Phone(360)458-7025

For Sale

Folding Table 8' x 2.5'
\$30 o.b.o.
Call James
(360)789-4701

For Sale

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

For Sale

14ft Boat motor, trailer,
seats, lights, lifejackets &
live well
\$1,500
Metal Detector \$50
Phone (360)960-1526

For Sale

Craftsman Industrial recipro-
cating 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

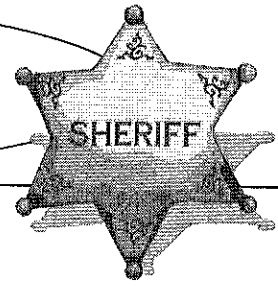
For Sale

SEVYLOR

Inflatable kayak for 2
New comes with paddles
and pump
\$100

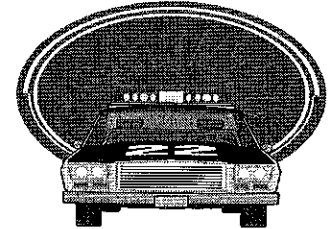
To advertise here
contact the office
staff 360.458.7370

Police Blotter



August

- 21- Routine Patrol, disturbance on Heather
- 22- Routine Patrol, request by citizen to look for stolen/missing license plate, traffic stop man on bike Silverbell, domestic disturbance Pepperidge, arrest on Picea transported to jail
- 24- Routine Patrol, brush fire at big lake, protection order Pepperidge invalid respondent
- 26- Routine Patrol, vacuum sales persons unable to locate, disturbance Sorbus
- 28- Routine Patrol, mental complaint clubhouse, telephone harassment complaint resolved, disturbance Thuja Ave., mental issue at clubhouse, child abuse complaint Kalmia, Disturbance on Pepperidge, speed enforcement on Port Orford no violations
- 29- Routine patrol, disturbance on Thuja, 3 cars blocking fire lane at clubhouses warned Tree limb blocking half the road on Pepperidge
- 30- Routine patrol,



September

- 4- Routine Patrol, disorderly person Pepperidge /dv order served, welfare check Heather
- 5- Routine Patrol, warrant attempt Thuja Ave.
- 6- Routine Patrol, warrant Heather, alarm @ fairpoint building on Pepperidge no entry
- 7- Routine Patrol
- 9- Routine Patrol
- 11- Routine Patrol
- 12- Routine Patrol, traffic stop, multiple social contacts, car dome light on
- 14- Routine Patrol
- 16- Routine Patrol, service call people walking in road resolved
- 18- Routine Patrol, suspect with warrant unable to locate, keep peace on Pepperidge
- 19- Routine Patrol
- 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.

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.

Jeremy Nichols
Sales Consultant
jnichols@bocabathsystems.com

Office: (253) 872-6898
Direct: (253) 278-2047
Fax: (253) 395-8742

Boca Ventures Ltd.
dba Bath Fitter®
7649 S. 180th St.
Kent, WA 98032

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FITTER®**

One-Day Bath Remodeling

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"Your Local Re/Max office"

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

Get Connected!



Your Telephone Alert System

Activation

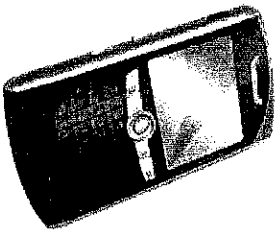
The system is activated when, in the opinion of Emergency Management, a level of warning beyond that provided by the National Weather Service and the media is needed to urge residents to take action to protect life or property.

How it works

Our staff records a brief message and places calls to subscribers. When you pick up your phone, our system plays the message. If you have an answering machine, our system waits for a prompting tone and plays the message for your recorder.

What if there's no answer?

After a number of rings, the system will hang up and call the next number on the list. After at least 15 minutes, it will try again, then a third time if necessary.



How to subscribe

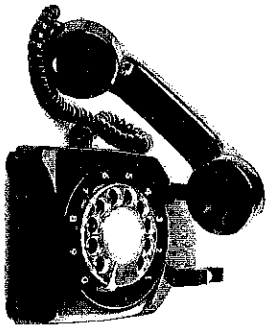
Give us your name, residential address, mailing address (if different than your residential address), the name of the river in your area and the telephone numbers you would like us to call with emergency notifications. You can mail, phone or fax your information to:

Thurston County Emergency Management
9521 Tilley Road SW
Olympia, WA 98512
Phone: (360) 867-2800; Fax: (360) 867-2811

You can also subscribe online at:

www.co.thurston.wa.us/em/flood/teleAlert.htm

Please call us if you are currently subscribed and no longer wish to receive the river alert notifications.



Important Notice:

Alert System Limitations

Several Caller ID features such as "anonymous call rejection" and "security screen" can interfere with receipt of emergency notifications. If you use any call screening services, contact Emergency Management for more information.

Stay Tuned with a Weather Radio

Receive up-to-the-minute advisories from the National Weather Service around the clock. Pre-tuned, battery-powered weather radios can be purchased from most electronic stores, starting at about \$30.

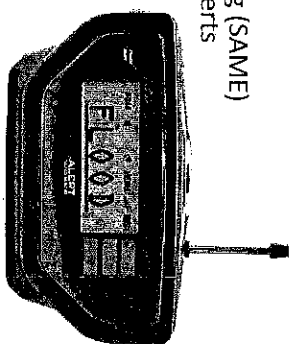
Top models feature Specific Area Message Encoding (SAME) technology, which can be programmed to sound alerts for selected conditions in selected areas.

Broadcast Information

Frequency: 162.475 MHz

Channel: 4

Thurston County SAME Code: 053067



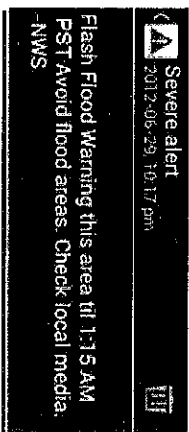
Wireless Emergency Alerts (WEA)

Wireless Emergency Alerts (WEAs) are free notifications delivered to your mobile device as part of a public safety system to inform citizens of imminent threats to safety, or missing person alerts in your area. The service is free and automatic – you don't have to sign up or download an app. No matter where you are and as long as your cell phone is WEA-capable, you will get wireless alerts for the most dangerous types of weather from NOAA's National Weather Service (NWS).

NWS will send warnings for tsunami, tornado, flash flood, extreme wind, blizzard, ice storm, dust storm or hurricane. AMBER alerts and presidential alerts are also transmitted over WEA.

How it works: If you are in an area where a weather warning has been issued, your mobile device will pick up the alert sent by nearby cell towers, broadcasting the message much like a radio station. WEA-capable cell phones within range will immediately pick up the signal. When your phone receives a message, it will alert you with a unique ring tone and vibration.

The message will automatically pop up on your screen—you don't have to open it to read it. Regardless of where you are, this service will send alerts appropriate to your real-time location. For example: You live in Washington, but if you take your WEA-capable phone on a trip to Texas and a tornado warning is issued, you'll receive an "Imminent Threat Alert" on your phone for the area in Texas where you're visiting.



The message will automatically pop up on your screen—you don't have to open it to read it. Regardless of where you are, this service will send alerts appropriate to your real-time location. For example: You live in Washington, but if you take your WEA-capable phone on a trip to Texas and a tornado warning is issued, you'll receive an "Imminent Threat Alert" on your phone for the area in Texas where you're visiting.

Get more information about Wireless Emergency Alerts on your cell phone at <http://www.fema.gov/wireless-emergency-alerts>.

**Relay For Life Fundraiser,
3rd Annual Fall Bazaar
Saturday October 17th 9am-4pm
Nisqually Pines Club House**

All Proceeds go to the American Cancer Society Relay for Life
Team : Together We CanSURVIVE

LUNCH - Nachos & pop \$3 12pm-2pm

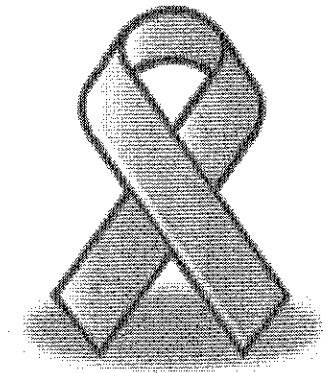
We will feature the following vendors:

Paparazzi, It Works Wraps, Scentsy, Oly Rustic Sign Company, Origami Owl, Mary Kay, Pampered Chef, H2O Home and 10 tables of craft items.

Other great ways to contribute:

Raffle Items and Door Prizes throughout the day!!

Finishing the fight against cancer!!



Nisqually Pines Community Club

Minutes

August 13, 2015

Please silence all cell phone

Roll call of Board Members - Sherry O'Dell, Joyce Clapham, Cory Parsons, Dennis Lingle is on vacation

Minutes read by Sherry O'Dell, motion to accept minutes as read, MSC.

Treasurers Report read by Joyce Clapham, everything is on track and numbers look good.

Unfinished Business

Bank Account Change, Joyce Clapham, read special set of minutes to have Tonie Barton removed from all bank accounts and to add Sherry O'Dell as main contact. Motion to accept minutes as read, MSC.

New Business

Discuss and approve the budget, Joyce Clapham explained budget changes and increases. No questions from BOD or members. Motion made to accept budget, MSC.

Dept-Checkins

Office, Joyce Clapham - Paulette was on vacation, Charity was very busy. This week they will busy printing and stuffing ballots for mailing.

Water, Maintenance and Security, Cory Parsons - Problem with Well 4, it is sucking sand. Waiting on engineer to come out and take a look at it. For time being well is shut down and conserve notices have been posted. Back-hoe had yearly maintenance done. Security - all has been quiet.

River Park, Cory Parsons - All has been good

Pool/Clubhouse, Sherry O'Dell - Everything is good, Pool closed early ~~due~~ one afternoon due to lightening.

Committee Reports

Adjudication, Phyllis Myers - 2 cases, both fines reduced, 1 has 10 day to comply or fine stays the same. 2nd brought property into compliance, must remain for 90 days or fine will be reinstated.

Finance---Joyce Clapham budget is finished, has been presented to community and board of directors. Finance will resume in January, looking for more members to join us.

Upcoming Events

Fall Cleanup--- September 12-13, 2015 – rules to be posted in newsletter

FYI- Dumpster Days is a community voted item – if you do not want to continue having dumpster days twice a year then vote no on your ballot.

Community Comments

No comments from the members

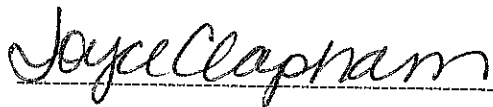
Closed Session

Closed Session at 6:50 pm to discuss employee reviews

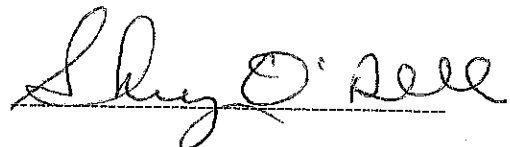
Returned to Open at 7:22 pm

Board to ask employees for a letter stating what they have accomplished since their last review, what goals did they complete and why they feel they deserve a raise.

Closed 7:23 pm



Joyce Clapham, President



Sherry O'Dell, Secretary