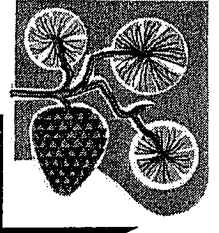


September 2015



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

2015-2016 Budget

Ballots went out August 19th to all members in good standing.

Ballot count will be Thursday September 10th at 6pm. Ballot counters needed!!!

Home owners we need your vote. As per RCW the majority of mailed ballots must be returned of a vote of **NO** in order for the budget to not pass. Do your part for the community and Please Vote!

Please see pages 2 and 3

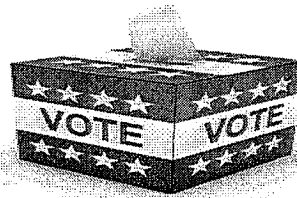
Important Dates:

September 7th
Office Closed

September 8th
Adjudication 7pm

September 10th
Ballot Count 6pm
Open Board to follow

September 12th & 13th
Fall Clean Up Days



R.C.W.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.

12

Current 2014-2015 Monthly Breakdown with Increase for 2015-2016

Monthly Dues: We have heard a lot that our dues are too high compared to other HOA's—our dues are considerably lower here is a breakdown:

HOA Dues: \$43.59—this covers our employees, community areas, pool, clubhouse, river park, utilities, children's parties, pictures with Santa, annual picnic, etc. Increasing to \$47.46/mo., increase of \$3.87

** If Dumpster days passes – your dues will be \$48.06/mo

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

Long Range Plan: \$18.00—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. Increasing to \$25.00/mo., increase of \$7.00

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.

Monthly Total \$93.23 plus water usage

Increasing to \$103.53 plus water usage w/dumpster days \$104.13

Total overall increase of \$10.30 w/dumpster days \$10.90

	<u>2014-2015 BUDGET</u>	<u>2015-2016 BUDGET</u>	<u>DIFFERENCE</u>
GENERAL FUND	\$ 437,108.00	\$ 470,402.00	\$ 33,294.00
WATER FUND	\$ 156,895.00	\$ 160,104.00	\$ 3,209.00
USDA LOAN	\$ 103,492.00	\$ 103,492.00	\$ -
WATER LOAN	\$ 122,553.00	\$ 122,553.00	\$ -
LONG RANGE PLAN	\$ 178,416.00	\$ 247,800.00	\$ 69,384.00
	\$ 998,464.00	\$ 1,104,351.00	\$ 105,887.00
			\$ -
GENERAL OFFICE	\$ 281,044.00	\$ 294,267.00	\$ 13,223.00
POOL/CLUBHOUSE	\$ 40,200.00	\$ 42,219.00	\$ 2,019.00
RIVER PARK	\$ 6,805.00	\$ 8,769.00	\$ 1,964.00
MAINTENANCE DEPT	\$ 104,059.00	\$ 119,058.00	\$ 14,999.00
WATER DEPT	\$ 156,895.00	\$ 160,104.00	\$ 3,209.00
USDA LOAN	\$ 103,492.00	\$ 103,492.00	\$ -
WATER LOAN, ORIGINAL	\$ 122,553.00	\$ 122,553.00	\$ -
LONG RANGE PLAN	\$ 178,416.00	\$ 247,800.00	\$ 69,384.00
CONTINGENCY	\$ 5,000.00	\$ 6,089.00	\$ 1,089.00
	\$ 998,464.00	\$ 1,104,351.00	\$ 105,887.00
DUES	\$ 44.16	\$ 47.46	\$ 3.30
LONG RANGE PLAN	\$ 18.00	\$ 25.00	\$ 7.00
WATER LOAN, ORIGINAL	\$ 12.36	\$ 12.36	\$ -
USDA LOAN	\$ 2.88	\$ 2.88	\$ -
WATER SYSTEM MAINT. FEE	\$ 15.83	\$ 15.83	\$ -
	\$ 93.23	\$ 103.53	\$ 10.30

Water Rates

\$.01 per cubic foot for the first 600 cubic feet per month

\$.02 per cubic foot for 601-800

\$.04 per cubic foot for 801-1200

\$.06 per cubic foot for 1201-2000

\$.10 per cubic foot for 2001 and upward

Projected Average Water Usage

790 @ 7.91 per month is \$75,000

** 1 cubic foot equals 7.48 gallons

September 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 Labor Day Office Closed	8 Adjudication Clubhouse 7pm	9	10 Ballot Count 6pm Board to follow	11	12 Fall Clean Up Days 9am-4pm
13 Fall Clean Up Days 9am-4pm	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Fall Clean Up Days
Saturday and Sunday-September 12th and 13th
9am-4pm Saturday 9am-4pm Sunday or until full

Saturday: 1 load per address. Proof of residence required and names will be checked off a master list. Sunday: Open to all residents until dumpsters are full.

Dumpsters will be located on Pepperidge Lane S.E., under the power lines.

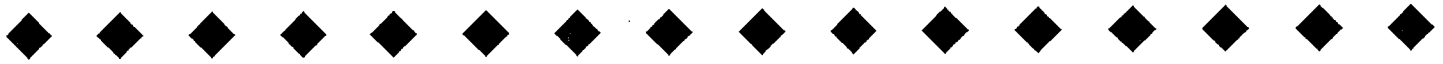
Items we CANNOT take: Tires, oil or gas, wet paint and household trash or anything containing animal feces. **NO BOX SPRINGS OR MATTRESS, COUCHES AND LOVESEATS.**

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 a piece of carpet by itself without other remodel trash, it is acceptable.

ALL other furniture must be flattened.

ALL pools, tarps, waterbeds and buckets must NOT contain water.

We could use a few people to volunteer to help on Saturday and Sunday.



F.Y.I.

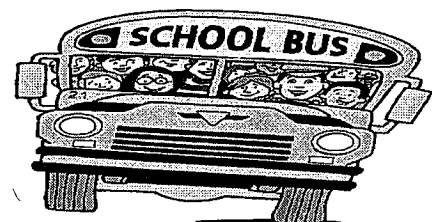
Animal Services
3120 Martin Way
Olympia, WA
(360) 352-2510
Closed on Mondays

School starts again Tuesday September 8th.

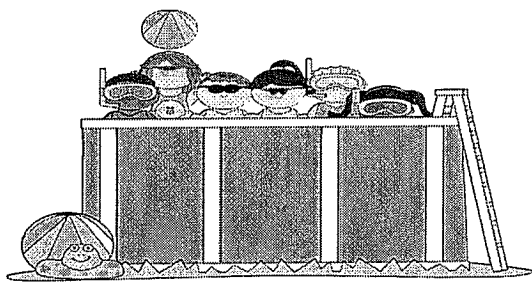
Please watch for the little ones that will be walking to the bus stops.

We hope you had a wonderful summer and wish you luck in the upcoming school year!!

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



September Events



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

Thank You!

See pool rules at Nisqually Pines Website:

www.nisquallypines.com

POOL

HOURS

Operating Hours!

May 23-June 7

Weekends Only

June 12-Sept 7

Daily

12 noon-8 pm

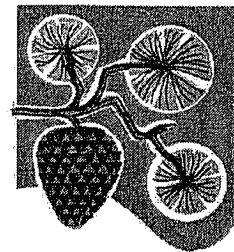
SCHEDULE

12 noon-3 pm General Swim

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

4pm-7pm General Swim

7pm-8pm Adult Swim



Last Day of the Pool is Monday September 7th

THANK YOU April, Karla and Amanda for another wonderful season!!!

Message from your Pool Attendants:

Thank you for a wonderful summer!! We enjoyed seeing you all, have a safe and fun school year!!

April, Karla and Amanda

April Monday-Thursday 12-8

Karla Friday 12-8, Saturday and Sunday 4-8

Amanda Saturday and Sunday 12-4

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!!

A Word from our Staff

Office Manager: *Charity Mayerl*

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

Ballots are in the mail. Please Vote!

Office Assistant & Property Standards: *Paulette Howard*

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

To avoid a fine, please remember the easements are not for parking!!

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.

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 July 2015

General Fund: \$208,639.41

Long Range Plan: \$360,977.07

Water Loan 1 Fund: \$118,348.64

Emergency Fund: \$20,103.13

Key Bank USDA Loan: \$226,211.07

Gold Money Market: \$165,639.16

CD #1: \$51,563.34

CD #4: \$90,334.27

CD #5: 26,681.34

Twin Star Savings: \$86,710.82

Grand Total \$1,355,208.25

Committee Happenings

Adjudication

August meeting had 2 cases. The fines were reduced. Next September 8th 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.

Who would be interested in doing a trunk or treat for Halloween?

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:

2 Courtesy Letters	0 basketball stands
6 debris	2 fines
0 parking on easement	0 maintain easement
1 2nd dwelling	0 unauthorized vehicle
0 junk vehicles	3 certified letters
1 dog's running loose	29 Thank you letters for compliance
25 tall grass	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

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

Conserving Water

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



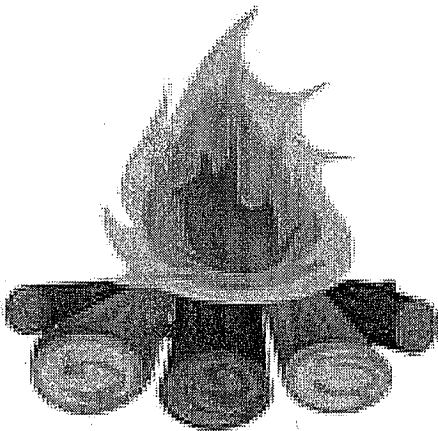
Here is a tip to conserve your money. Due to the timing of our meter reading, fill half the pool before the 20th of the month and the other half after the 22nd of the month. That way you won't get hit with it all on 1 bill. Please don't throw the hose into the pool, rather duct tape it to the to the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

**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.
You can burn wood purchased at the store. 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.

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



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

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
Vest, jackets, sweaters and
lite weight jackets
Reasonably priced

For Sale

4 Tires
Size P265-70 R16
\$300 o.b.o.
36 glass tile bricks
\$50
Phone(360)458-7025

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

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

For Sale

14ft Boat motor, trailer,
seats, lights, lifejackets &
live well
\$1,500
Metal Detector \$60
Treadmill \$75
Phone (360)960-1526

For Sale

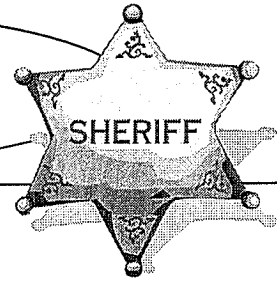
Craftsman Industrial recipro-
cating dual speed saw
\$30
Craftsman hand held sander
and 3 belts 4" wide
\$50
Canner \$60
Canning jars-talk to seller
Phone(360)458-4843

For Sale

Inflatable kayak for 2
New comes with paddles
and pump
\$100
Phone(360)458-9130

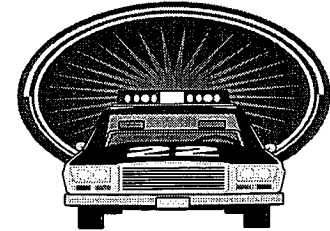
**To advertise here
contact the office
staff 360.458.7370**

Police Blotter



July

- 24- Routine Patrol, disturbance Linden Ct.
 - 25- Routine Patrol, prowler Sequoia Ct., female non-resident escorted out of pines, possible prowler on Boxwood Ct.
 - 27- Routine Patrol, issues with female on Thuja
 - 29- Routine Patrol, civil issue on Port Orford and Heather Lane resolved by phone
 - 31- Routine Patrol, woman trespassed on Thuja, civil order Pepperidge Lane, traffic stop
- Assist disabled vehicle



August

- 1- Routine Patrol, juvenile complaint Heather and Kalmia
- 5- Routine Patrol, Community Center door unlocked secured the door
- 7- Routine Patrol, loose dog on Aspen Court
- 8- Routine Patrol, arrested person camping on river,
- 9- Routine Patrol,
- 12- Routine Patrol
- 14- Routine Patrol
- 15- Routine Patrol, suspicious vehicle on Heather Lane, citizen contact
- 16- 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.

"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

Celebration of Life

For

Wanda Bitner

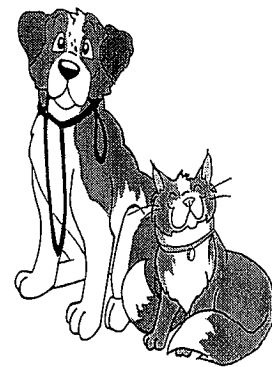
September 12th, 2015

Time: 12:00pm

Nisqually Pines Clubhouse

Come celebrate and share your memories

Wanda's passion was for the animals





3rd Annual Fall Bazaar

Looking for 18 vendors to be a part of our 3rd
Annual Fall Bazaar, \$20/table on Saturday
October 17th, 9am-4pm
Nisqually Pines Community Club

Vendor Set up 7:30 doors open to public at 9am.

MORE INFORMATION TO COME

All proceeds raised go to the American Cancer
Society, Relay For Life, Team Together We
CanSURVIVE.

For more information:
Contact Charity - 360-400-0822

Nisqually Pines Community Club

Board Meeting

Minutes

July 2, 2015

Open meeting at 6:25 pm

Roll call of Board Members- Cory Parsons, Joyce Clapham, Sherry Odell, and Dennis Lingle on vacation

Closed session

Adjudication Appeal- resident did not show up

Carport Variance, moved to end of the meeting

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

Treasurers Report- due to change in meeting date, current report will not be available until August

Unfinished Business

Choose a concrete bid for clubhouse ramp replacement, board choose Able Concrete, work to begin in August.

New Business

Tonie Barton's Resignation- Joyce Clapham read Tonie Barton's resignation; motion was made to accept resignation, MSC.

Vacation/Sick Policy -- should we allow employees to take time off with no pay? Board to monitor frequency and follow up in 3 months.

Dept. Check-in's

Office- Joyce Clapham,

Water, Maintenance and Security- Cory Parsons, New mowers are here and working great! Need to Conserve Water as we are in drought conditions. Security, nothing new to report.

River Park- Cory Parsons, New RP monitors began July 1st, so far things are good, had towed a few illegally parked cars.

Pool/Clubhouse- Sherry O'Dell, So far everything is good!

Committee Reports

Adjudication- Phyllis Myers Person did not show up, in default, fine stands

Finance- Joyce Clapham, Finance has been working hard on the budget. We are looking at small increase of dues and \$7 increase to Long Range Plan.

Upcoming events

Picnic- August 8, 11am Theme: At the Beach Join us for a potluck and here about the 2015-2016 Budget

Community Comments

none

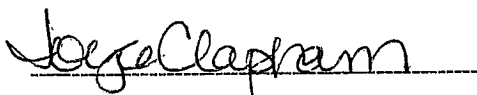
Closed Session at 6:54 pm to discuss an appeal and variance request

Returned to Open at 7:12 pm

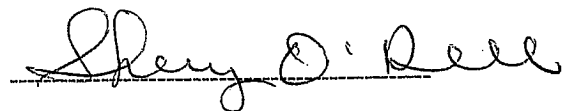
Adjudication Appeal – resident did not show, fine stands

Variance- approved

Closed 7:15 pm



Joyce Clapham, President



Sherry O'Dell, Secretary