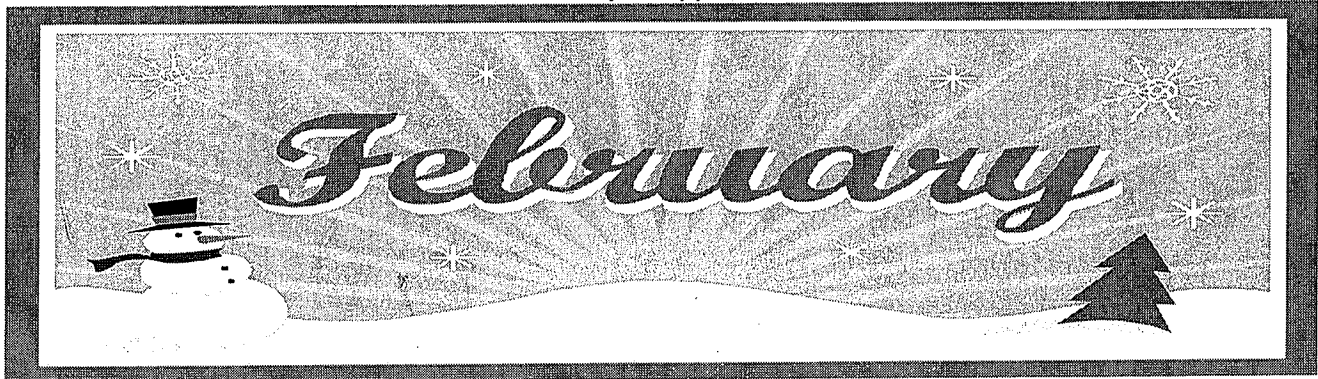
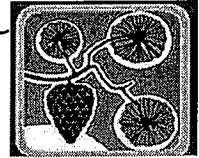


Nisqually Pines Community Club
Newsletter

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

Important Dates:

- 11th Adjudication 7 pm
- 12th Open Board meeting 6:30 pm
- 17th Office Closed
- 18th Resolution meeting 6:30 pm
- 19th Finance committee meeting 6:30 pm
- 23rd C.E.R.T. 6 pm
- 26th Study Session 6:30 pm

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



Are you good with budgeting and numbers?

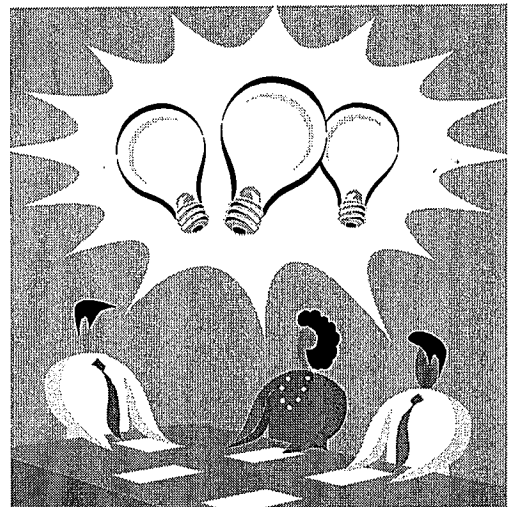
Why not use your skill volunteering on the
Finance Committee?

Finance Committee is looking for new
members!

You can pick up an application at the office

The Board of Directors is taking
applications to fill 2 positions.

See more on what it takes and the
requirements on the Board of
Directors page in this Newsletter.

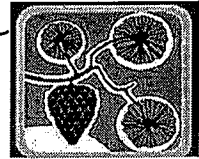


February 2014

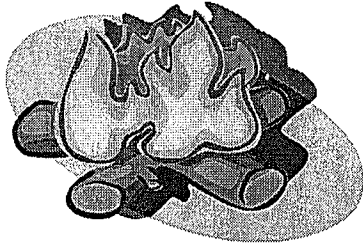
Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	8
9	10	11 <i>Adjudication 7pm @ Clubhouse</i>	12 <i>Open Board 6:30 pm @ Clubhouse</i>	13	14	15
16	17 <i>Presidents Day Office Closed</i>	18 <i>Resolution 6:30 pm @ Clubhouse</i>	19 <i>Finance meeting. 6:30 pm @ Clubhouse</i>	20	21	22
23 <i>Cert 6pm Clubhouse</i>	24	25	26 <i>Study Session 6:30 pm @ Clubhouse</i>	27	28	

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Miscellaneous Information



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

C.E.R.T. sponsored a CPR & First Aid Class in December.

There were 17 people certified for CPR and First Aid!

Congratulations to those who were certified!!



Reminders

According to Resolution 94.1.085(b), which states: "allowing broken or leaky pipes to go unrepaired."

You are subject to fines of: 1st offense \$250

2nd offense \$350

3rd offense \$550

4th offense \$1500.

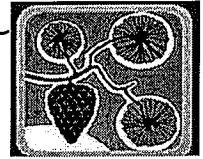
EASTER EGG HUNT

The Events Committee needs Easter candy and plastic Easter eggs!

Important - They must be individually wrapped candy and small enough to fit into the plastic Easter eggs.



Nisqually Pines Community Club Newsletter

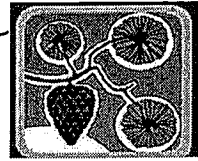


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Messages from our Staff

<p><u>Office Manager</u> Charity Mayerl cmayerl@nisquallypines.com</p> <p><u>Bookkeeper</u> Judy Orr bookkeeper@nisquallypines.com <u>Contact Phone: 458-7370</u></p>	<p>You can avoid late fees by getting your dues in on or before the 15th. If we are closed you can drop your payment in the slot under the payment window. It is safe and secure.</p> <p>Make sure you put one of these on the envelope or check/money order: last name, address or acct number. Do Not Deposit Cash in the slot please! Thank you!</p>
<p><u>Property Standards:</u> Teresa Parker propertystandards@nisquallypines.com <u>Contact Phone: 458-7370</u></p>	<p>Please join us in welcoming back Our Property Standards person! Welcome back Teresa!</p> <p>Residents you are responsible for your guests, please make sure they follow Pines rules.</p>
<p><u>Water Department:</u> Julie Rhey-Baumann waterdept@nisquallypines.com <u>Message Phone: 458-7393</u></p>	<p>Please keep the surveys coming in, Division 2. Thank you!</p> <p>We are flushing water lines in all the cul-de-sacs as weather permits.</p>
<p><u>Maintenance Department:</u> Bob Smith bsmith@nisquallypines.com and Joe Zeiler <u>Message Phone: 458-7393</u></p>	<p>Each resident is responsible for their own yard/tree debris. Please don't call the office for pick up.</p> <p>If you see Maintenance or Water department workers in the road, be courteous and slow down.</p>

Nisqually Pines Community Club Newsletter



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Board of Directors

Eric Weaver - Vice President, Security, Water & Maintenance contact

Pamela Kennedy - Secretary, Office & Adjudication contact

Joyce Clapham - Treasurer & Bookkeeper contact

Lori Clark - Property Standards contact

Tonie Barton - Clubhouse, River Park & Pool contact

Board News

Board Communication - There is a way to contact the BOD. Email the office or submit a comment/suggestion form (with specific request for the BOD to respond). Or come to the meeting and discuss with the BOD directly, we would love to meet you. The BOD will get back to you as a team. It is not wise for one Board member to be communicating with the association members alone. This can cause confusion and miscommunication regarding items that the BOD should be agreeing to as a whole.

2 Open Board Positions – We are still looking to fill 2 vacancies on the Board, one due to member moving out of the NPCC and the other due to resignation. We meet twice a month, meetings have been very productive and we feel we are getting a lot accomplished. However, more help would allow us to get more accomplished faster.

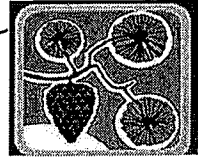
USDA Water loan – Single Audit: This past November/December we underwent a Single Audit as part of the requirement of our USDA loan. This audit is to make sure we are in compliance with the loan stipulations and review our financial statements.

The BOD was presented with a draft and a request to provide a corrective action plan on 4 items so the auditor can finalize & submit. Once final, this report will be presented to the community.

Budget – 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. How much, we are not sure yet as Finance has just started up for the year but we promise to keep the community in the loop as the year goes on.

Bylaws – Updated Bylaws were sent off to the attorney to review, his changes/suggestions are back and the Board has made adjustments as necessary and will review again at the next Study Session. Once adjustments are made copies will be available at the office.

Nisqually Pines Community Club Newsletter



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Board News – continued:

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. Over the next few months, we will be working on the list of items and coming up with a plan for our community to be on the right financial track to be able to replace our roads, our outbuildings, equipment, etc.

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

The Board of Directors is currently taking applications to fill two vacant positions.

What does it take to serve on the Board of Directors in the Nisqually Pines?

- *A love for your community
- *A willingness to work together with others in the community for the betterment of the association
- *Two meetings a month and a bit of research in between
- *A desire to learn how an HOA runs and help it run smoothly
- *A homeowner, in good standing for at least 1 year and
- *Any further attributes that you may have are just icing on the cake.

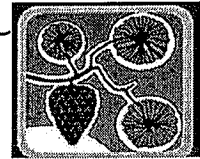
You can pick up an application at the front office or online at www.nisquallypines.com

Please consider turning in an application and becoming a member of the Board.

Thank you to all who have helped make Nisqually Pines a
better place to live!

Nisqually Pines Community Club Newsletter

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Committee Happenings

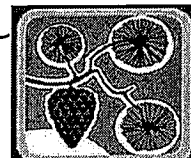
<u>Events Committee</u>	<u>Finance</u>	<u>Bylaw</u>
<p>Charity Mayerl, Rob Parkhill, Dillon Pflugmacher, Mary Risch, Tonie Barton, Joyce Clapham</p> <p>Next Up: Easter</p> <p>We need volunteers to help with Easter egg hunt.</p> <p>Next meeting: March</p>	<p>Joyce Clapham, Tonie Barton, Pamela Kennedy, Cathy Reynolds, Mary Risch</p> <p><u>January Update:</u> Reviewed quarterly numbers, spoke to CERT team leader regarding their wants/needs list to better prepare our community in case of an emergency, and started a "needs" list for future budget planning.</p> <p>Next meeting: Wednesday February 19 at 6:30 pm</p>	<p>Pamela Kennedy, Cathy Reynolds, Dawna Hansen-Murray, Phillip Barker, Tonie Barton</p> <p>Revisions were sent to attorney. Changes/suggestions are back, revisions to be made and new copies will be available for review next month.</p> <p>Next meeting: **TBD**</p>

A lot of our committees were on break during the holiday season and are finally starting up again!! 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!!

<u>Resolutions</u>	<u>C.E.R.T.</u>	<u>Adjudication</u>
<p>Lori Clark, Pamela Kennedy, Tonie Burton, Phil Barker, Charity Mayerl, Eric Weaver</p> <p>We are currently going through all the Resolution 94-1 & Addendum 94-1A and completely rewriting them. We are looking for new members! Why not come join our committee?</p> <p>Next meeting: Tuesday February 18 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 February 23 at 6 pm</p>	<p>Mary Risch, Phyllis Myers, Theresa Donovan, Rob Parkhill, Cathy Reynolds</p> <p>0 cases for January</p> <p>Next meeting: Tuesday February 11 at 7:00</p>

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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

House cleaning

Experienced housekeeper
available 7 days a week
10am-3pm \$10/ hr.
Experience & references
Call Tina 253-682-7365

For sale

Offering old & new "blue willow"
dishes-platters, teacups, teapot,
And more!
Reasonably priced
call Deborah 360-464-0993

Roof repairs or replacement
sky lite replacement, roof cleaning
call Wes Craney
360-970-4480

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

Tread mill
Good Condition \$30 OBO
Call Jim or Lindy
360-458-9140

Support groups

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

Multiple sclerosis support group
1st Wednesday of each month
Chinese Wok 6:30pm
questions call Cathy Reynolds
360-400-4125

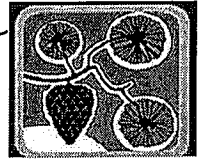
Microfiber & leather round chair
with big pillows - shades of brown,
great condition, swivels.
Paid \$650 sacrifice \$325
call Julie of Jeff
360-970-9485 or 360-350-7157

Wanted

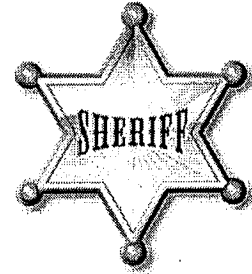
Do you have unwanted scrap,
washers, dryers, stoves or
refrigerators?
I buy junk vehicles too.
call Pat 360-970-4625

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Police Blotter



December

- 24 – House alarm set off by family member on Heather, Routine Patrol.
- 26 – Routine Patrol.
- 27 – Routine Patrol.
- 28 – Juvenile on roof of clubhouse, parents contacted and juvenile sent home, Routine Patrol.
- 29 – Welfare check on Heather Lane, Routine Patrol.
- 31 – Traffic stops/field investigations of men on bicycles on Port Orford.

January

- 1 – Contacted teenager on Cornus Ct. about fireworks, educated him, freezer alarm going on in shed on Thuja, home owner contacted.
- 3 – Routine Patrol.
- 4 – Routine Patrol.
- 5 – Routine Patrol.
- 9 – Routine Patrol.
- 10 – Routine Patrol.
- 11 – Routine Patrol.
- 13 – Routine Patrol.
- 14 – Complaints on Thuja of drug activity and fights, suspected narcotics activity on Silverbell, tried to contact, no answer, Routine Patrol.
- 15 – Routine Patrol.
- 16 – Field investigation on Heather/Cornus, spoke with residents on Silverbell, Routine Patrol.
- 17 – Approached by members for an “attempt to locate” on Aspen, subject found and arrested, Routine Patrol.
- 18 – Routine Patrol.
- 19 – Routine Patrol.

Routine Patrol means house checks, Clubhouse, River Park, Office and area patrol. If you see something suspicious, call 911.

Don't wait till 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.

Nisqually Pines Community Club

Open Board Meeting Minutes

November 13, 2013

Meeting opened at 6:30 pm

Roll call of board members: Joyce Clapham, Eric Weaver, Tonie Barton, Lori Clark. Pamela Kennedy, work excused

Minutes read

Treasurers Report – please look over & let us know if you have any questions. No questions from board or membership.

Unfinished Business

Read approved action forms

Lawn Mower Repair – Passed

Allow American Pump to pull Well 4 pump and diagnose. – Passed with Opposition

Allow American Pump to replace pump & parts. Spend \$12,513.53 from Emergency Fund. - Passed

Purchase new carpet from Home Depot, Vinyl from Great Floors and allow Hansen to install. - Passed

Carpet/vinyl/windows – After looking at several samples, the board has chosen to purchase the carpet from Home Depot for approx. \$3296.00, the vinyl from Great Floors for approx. \$261.00 and for Hanson to remove all the old flooring and install the new flooring for approx. \$1402. Plus tax. Hope to have all installed by the end of the year.

Fire place- Chimney cleaning to be done first cost approx. \$200. May need Chemical Cleaning since old kitchen grill vented through the chimney. Insert to be purchased from Olympia Fireplace & Spa, estimated cost of \$3548.38. STMA electric to put in outlet for insert, approx. cost \$517.00. Hope to have all installed by end of the year.

Bylaws – Bylaw changes after town meeting were never approved by the board. All board members have since reviewed the changes.

Motion to rescind previous motion made at Oct. 9th meeting to send Bylaw's to lawyer. MSC.

Motion to accept Bylaws as now written and to send off to attorney for review. MSC w/opposition noted.

New Business Brief 2 min break

Emergency Fund- Need to replenish the funds pulled from emergency fund for Well 4 repair.

Motion to move funds from General Checking at Timberland Bank into Emergency Fund account at Timberland Bank to bring account back up to \$20,000. Then close out CD#4 at Key Bank to replace money taken from General Fund to replenish Emergency Fund, the balance of CD#4 will remain in General checking account until a savings account can be opened at a local credit union. MSC

Maturing CD's- Board to work on an Investment Policy at next Study Session in January.

Capital Expense Policy – Board needs to review our Capital Expenses and decide on creating a policy. Add to January Study session.

Dept Checkins

Maintenance & Water -Eric Weaver - Meters have been received. Joe is cross training with Julie. Well 4 pump had died, pump was pulled & replaced. Well is up and running normal again. Generator grounding has been taken care of.

Property Standards – Lori Clark - Employee has been out sick. 40 letters have gone out, no one is requesting adjudication, they are paying their fines.

Office- Per Charity – all is peachy, working on audit.

Bookkeeper- Joyce Clapham – Audit is this week.

Pool & River Park – All is well.

Committee Reports

Events- Pictures with Santa are happening, will have all the details worked out soon!

Finance – on hold until January 2014

CERT- Mike Koon – Has a list of CERT team wants, will submit list to Finance Committee. Radio Check went well, all of our hand held radios are working. Have so far passed out approx. 70 Emergency help signs and resource booklets to the community. 1st Aid/CPR training coming up Dec. 17th at 6pm. For more detail contact Charity at the office.

Bylaw- Tonie Barton – Bylaw's approved to go to attorney for review. Could be a few months before we hear back.

Adjudication- Mary Risch – No cases in the last 2 months.

Resolutions- Tonie Barton – First meeting went well, set up guidelines. Next meeting: Tuesday November 19th at 6:30 pm.

Upcoming events-

Thanksgiving Potluck Nov 24th 4pm-6pm

Community Comments- No comments from the community

Closed Session: 7:40 pm

Closed Session back into Open at 8:44 pm

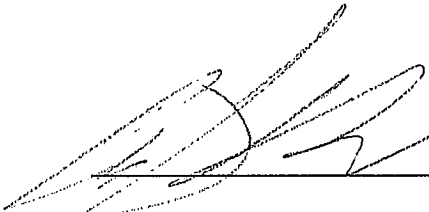
Employee issues: Board contact to discuss with employee

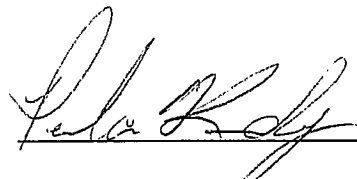
Board member concerns – addressed communication issues

Christmas Bonus- discussed and will do an action form

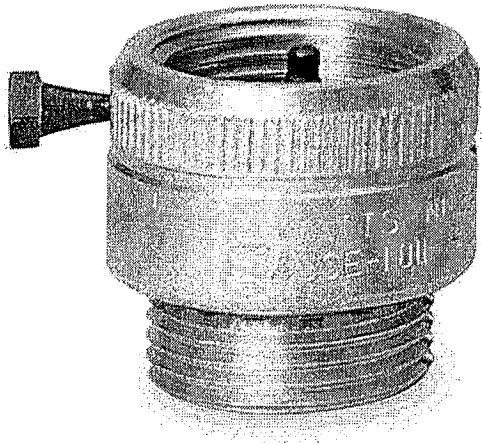
Employee Dinner – discussed ideas and will make a few calls

Motion to close board meeting at 8:45. MSC


Eric Weaver, Acting President 1/9/14
Date


Joyce Clapham, Treasurer 1-9-14
Date

Pamela Kennedy Secretary



This is a vacuum breaker for the hose bib (spigot outside) protects your house from backsiphonage. Anything you threw your hose in to fill has the potential to contaminate your family and the water system.

Protection is the key.

All outside hose bibs must have a vacuum breaker on them.

The classic situation in plumbing, a vacuum breaker is a safety device to prevent accidental siphoning of hazardous material into a plumbing system when there is a loss of pressure. Plumbers can install these devices at various points in a plumbing system and the building code may require people to fit their plumbing with vacuum breakers. It is important to note that vacuum breakers cannot be used in areas with airborne contaminants, as these contaminants could enter the system through the device.

where a vacuum breaker becomes useful is when pressure is lost due to a power outage or other problem. If the lines drain out, as may happen when people run taps without realizing no water is available, this creates a vacuum in the plumbing. This can turn into a siphon, pulling non potable fluids into the plumbing and causing contamination. The vacuum breaker has a small valve that opens when the pressure drops, allowing air to bleed into the system. This prevents the formation of a vacuum and keeps contaminants out of the water supply.

Hose bibs and faucets can have a vacuum breaker, and these devices may also be used on other supply lines. They are part of a series of safety systems people use to keep drinking water safe. These include separating out drainage and sewage lines, installing emergency shutoff valves, and so forth. The vacuum breaker is usually cheap and people can install it quickly, with minimal fuss, to improve the safety of a plumbing system.

Water Heater Flush - How to Flush a Gas or Electric Water Heater

Water heater manufacturers recommend flushing sediment from your storage type water heater periodically.

How often your model needs to be flushed depends upon the quality of the water in your area. Areas with high mineral content will have to flush more often.

How to Flush Your Water Heater

CAUTION: When flushing your water heater there is danger of being scalded. Be careful and keep children and pets away during the procedure.

Water heater manufacturers recommend flushing sediment from your storage type water heater periodically. How often your model needs to be flushed depends upon the quality of the water in your area. Areas with high mineral content will have to flush more often.

What is sediment, and why is it a problem? The sediment is sand or other grit from a well, or any other material that has gotten into the municipal water mains. Sediment can also come into your home after the water company flushes out their lines.

Over time, your heater can accumulate this sediment consisting of sand, gravel, grit, and various mineral deposits. This buildup can reduce the amount your water heater holds, create a variety of interesting noises, and reduce the efficiency of your unit. The buildup of sediment at the bottom can harden and sometimes clog the drain valve.

Cleaning this sediment from out of your water heater is not particularly difficult; here is how to do it.

If your water heater is gas, set the gas valve to "Pilot" to prevent the burners from coming on while you are flushing it. If your heater is electric be sure to turn off the circuit breakers. With an electric water heater, if the water level drops below the heating elements and the thermostat turns the elements on, the heating elements will probably burn out quite rapidly.

1. Connect a garden hose to the drain valve at the bottom of the tank. Make sure the outlet of the hose is in a safe area away from pets and children. It can be very hot and can scald quickly.
2. Close the shut off valve on the cold inlet to the water heater. Carefully open the temperature/pressure relief valve at the top of the tank by lifting the lever. Leave the valve open.
3. Open the drain valve at the bottom of the heater allowing the water to flow out through the garden hose. If the sediment is clogging the drain valve then try closing the temperature/pressure relief valve and turn the cold inlet valve back on to "power flush" the sediment out.
4. In some cases the sediment hardens into large chunks that can block the drain valve. If so, then wait until everything cools down, remove the garden hose from the drain valve, remove the valve if necessary, and use a long screw driver to break up the clog. This is a very messy procedure.
5. When the garden hose runs clear you are finished.
6. Close the drain valve at the bottom of the tank and remove the garden hose.
7. Close the pressure relief valve at the top of the tank if it is still open, and turn the cold inlet valve back on.
8. Open a hot water faucet in your house, and let it run until no air bubbles come out.
9. Turn the heater back on, and with gas units re-light the pilot light if necessary.

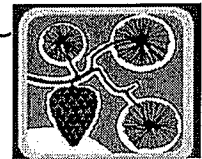


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- No service charge to "The Pines" during Pines days.

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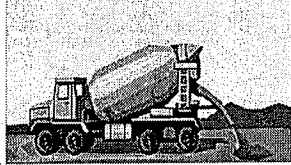
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4 WINDS CONSTRUCTION

Randy Baumann

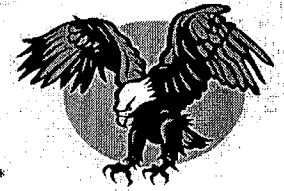
360-894-6289 office

360-507-1659 cell

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