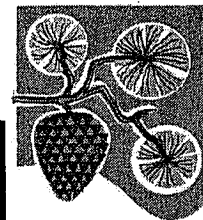


January 2015



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



WE WISH YOU ALL A SAFE
AND
HAPPY 2015!!

Important Dates:

January 1st, 2015
OFFICE CLOSED

January 13th
Adjudication 7pm

January 14th
Open Board 6:30pm

January 21st
Finance 6:30pm

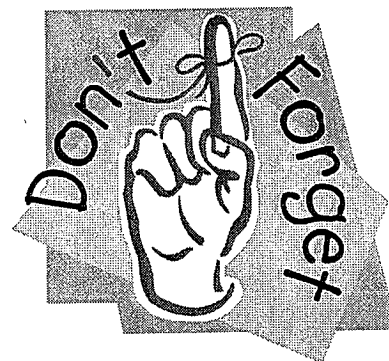
January 25th
C.E.R.T. 6pm

January 28th
Open Board 6:30pm

REMINDERS:

Members: When mailing in your payment, please be sure you allow enough time for it to arrive by the 15th.

The new revised Bylaws are available for pick up at the office or online at www.nisquallypines.com



Are you good with numbers?

Want to put that skill to work?

Finance is looking for new members to help build the 2015-2016 budget.

Pick up an application at the office or online at www.nisquallypines.com

January 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Office Closed	2	3
4	5	6	7	8	9	10
11	12	13 Adjudication 7pm	14 Open Board 6:30pm	15	16	17
18	19	20	21 Finance 6:30pm	22	23	24
25 C.E.R.T. 6pm	26	27	28 Open Board 6:30pm	29	30	31

A Word from our Staff

Office Manager: *Charity Mayerl*

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

Please make sure the office has a current telephone/cell number for you, in case of emergency.

Office Assistant & Property Standards: *Paulette Howard*

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

NO burning of toxic items, you will be reported to ORCAA.

Please be sure you are only burning natural wood.

Water Department: *Julie Rbey-Baumann*

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

Happy New Year!

I am still seeing hoses connected to your outside hose bibs. Please disconnected them and winterize those hose bibs, if they freeze and bust we cannot give you credit on your water bill because you didn't winterize.

During this cold snap if you have animals take care to keep those water bowls unthawed and there house stuffed with straw. For flea problems mix cedar chips with the straw, you can get a bag at Dels or any farm supply store. They're not wild animals they depend on you to take care of them.

Keep an eye on the usage line on your bills, we only recheck 2000 and more cubic feet, so if you are a small user and went up to 1500 cubic feet we may not catch it. If you think you may have a leak just call we will come check your meter.

We will be sending out water surveys again in February, please fill them out and return to of- fice. If you have a hot tub or underground sprinklers and have not filled out a survey call and do so.

Thank you, your water manager
Julie Baumann

Maintenance Department: *Bob Smith and Joe Zeiler*

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

Help keep our community clean—please do not litter or use our green zones as dumps. Thank you!

Board News

Board of Directors

Eric Weaver — President, Security

Tonie Barton — Vice President, Acting Secretary, River Park & Pool Contact, C.E.R.T. and Clubhouse Contact

Joyce Clapham — Treasurer, Office, Bookkeeper & Property Standards, Water & Maintenance and Adjudication contact

Sherry O'Dell — *position TBD*

Board Updates

WELCOME Sherry O'Dell to the board of directors!! Sherry comes to us with a lot of community experience. She has owned her own business for 20 years, was on Rainier City Council for 8 years and mayor for 4 years. She is excited to join us and help us continue to make the Pines a better place to live!!

Eagle Tree Service was here last month to check out our trees. They did not find anything new as we have been proactive with yearly checks and taking care of ones as we come across them or residents bring them to our attention.

Our office staff is working on updating our website, so be on the look out for changes over the next few months!

We have been reviewing policies and procedures and updating as necessary and upon approval posting in the monthly newsletter. Copies available at the office and on our website.

Volunteer's Needed!!! Homeowners we need YOU!!

Our community is in need of volunteers for both our board of directors and our committees. We ask that you please consider coming and joining us. Help us continue to make the Pines a better place to live!



Updates

Treasurer Report:

Good things are happening! It just takes time!! Our lawyer has collected on several lots which were over due and are now paid in full!! Last month we collected \$24,483.52 started collections on 6-2012, \$20,339.58 started collecting 6-2012 and the \$9,625.88 started collecting 8-2014.

New CD's are bringing in more interest as we had hoped!! We will continue to monitor them thru 2015.

Audit is under way. The auditor is waiting for random surveys to membership to return before they can move forward.

Ending Balances for November 2014

General Fund: \$100,432.94

Long Range Plan: \$282,624.55

Water Loan 1 Fund: \$36,597.43

Emergency Fund: \$20,076.40

Key Bank USDA Loan: \$215,137.20

Gold Money Market: \$165,528.93

CD #1: \$51,529.03

CD#4: \$90,159.34

CD#5: \$26,629.67

Twin Star Savings: \$86,693.49

Grand Total \$1,075,048.98

Clubhouse:

Last month the board of directors updated our Clubhouse Use Policy and increased the refundable cleaning deposits amounts. New procedures are in place to ensure a speedy return for your deposit.

We will be installing cable, wifi and a television, hopefully this month, we hope that will increase our rentals as well!!

Updates

page 2

Property Standards

Last month the following warnings or fines were issued:

- 2 burning toxic debris
- 11 debris
- 3 parking on easement
- 2 dog violations
- 1 parking in front of fire hydrant
- 2 leaving burning fire unattended

6 Thank you notes were sent to members for coming into compliance.

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

We are planning to update these and need more community input—please come and attend our Resolutions meetings.

Committee Happenings

Adjudication

2 cases for December, both resolved. Next meeting January 13th, 7pm

Members: Mary Risch, Phyllis Meyers, Theresa Donovan, Rob Parkhill

Contact: Joyce Clapham

Finance

Meetings to resume January 21st 6:30pm—discuss 2013-2014 budget final and review items not approved on ballot.

Members: Joyce Clapham, Tonie Barton and Mary Risch

Events

Need volunteers to help organize Easter Egg Hunt. Contact the office if you are interested! Next meeting: TBD

Members: Charity Mayerl, Rob Parkhill, Mary Risch,

Contacts: Joyce Clapham and Tonie Barton

Resolutions

In need of volunteers to help rewrite our outdated 94-1's. Next meeting: TBD

Members: Tonie Barton, Eric Weaver and Charity Mayerl

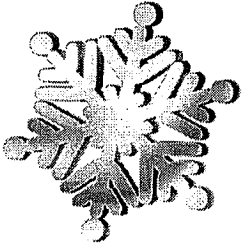
C.E.R.T. Community Emergency Response Team

Next meeting: Sunday January 25th 6pm

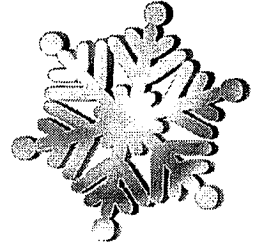
Members: Mike Koon, Jeff and Theresa Donovan, Kathy Lusk, Larry Holcomb,

Contact: Tonie Barton

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!



Winter Safety Tips

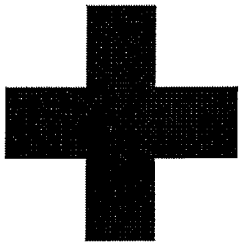


Winter is here and we want to be sure you all are prepared for cold weather and emergencies so we thought this one was worth sharing again this month!!

Make an Emergency Kit for Your Car <courtesy of FEMA>

In case you are stranded, keep a kit of emergency supplies in your car including:

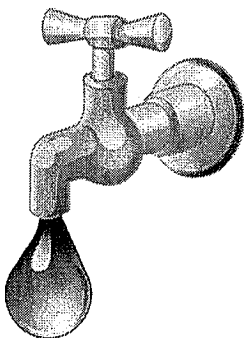
- **Jumper cables:** might want to include flares or reflective triangle
- **Flashlights:** with extra batteries
- **First Aid Kit:** remember any necessary medications, baby formula and diapers if you have a small child
- **Food:** non-perishable food such as canned food, and protein rich foods like nuts and energy bars
- **Manual can opener**
- **Water:** at least 1 gallon of water per person a day for at least 3 days
- **Basic toolkit:** pliers, wrench, screwdriver
- **Pet supplies:** food and water
- **Radio:** battery or hand cranked
- **Cat litter or sand:** for better tire traction
- **Shovel**
- **Ice scraper**
- **Clothes:** warm clothes, gloves, hat, sturdy boots, jacket and an extra change of clothes for the cold
- **Blankets** or sleeping bags
- Charged cell phone and car charger



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

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

In case of an emergency or extended power outage, our clubhouse is an emergency shelter. We have a telephone for emergency calls, a generator, propane fireplace, blankets and food available to all residents in need.



ATTENTION OWNERS !!!

If you are going out of town, have a vacant home or rental property—PLEASE have your water shut off while your home sits vacant.

At any time a leak may occur and it can be very costly!!

Call the office to request shut off.

Thank you!!

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!!

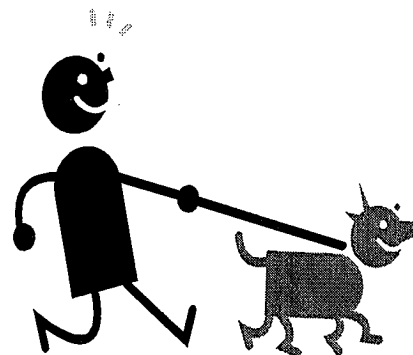
ATTENTION DOG OWNERS:

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.

Please make sure you are cleaning up after your
pets!

Pet feces are toxic!!

Thank you!



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, trimming, 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

For Sale

Old Trunk \$50
Ring size 7 \$40
Garden Table \$200
360-464-0993

Caregiver

w/30+ years Experience

Has openings, will work days, nights, over nights and weekends. 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 360-688-4931

Looking for Odd Jobs

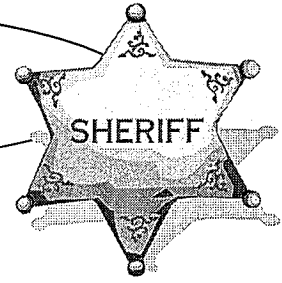
Teen trying to raise money for College.

Dog Sitting/Walking, Babysitting, House Cleaning, Yard Help.

Call April: 400-0822

To advertise here contact the
office staff 360.458.7370

Police Blotter

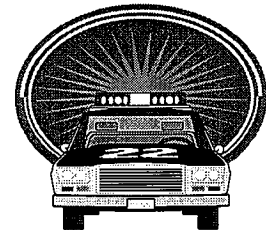


November

- 21-Contacted a group of kids at community center and field investigation of people on bikes
- 22-Suspicious person on Pepperidge lane
- 24- Routine patrol
- 27- Welfare check on Thuja Ave
- 28-Traffic stop expired tabs, traffic stop broken tail light
- 29- Suspicious vehicle Mariana Ct

December

- 1- Spoke with person about protection order.
- 2- Routine Patrol
- 3- Reckless driver
- 4- Routine Patrol
- 5- Dispatched to trailer fire on Silverbell Ct
- 6- Assault, domestic violence call , protection order violation, suspicious noise on Nana Ct , loud music complaint on Aspen Ct party agreed to keep it down.
- 7- Routine Patrol
- 8- 3 traffic stops, 8 field interviews
- 9- Routine Patrol
- 11- Routine Patrol
- 12- Stopped vehicle in Pines for running another vehicle off road on Canal Rd.
- 13- Questions about burn ban , burglary alarm on Pepperidge (false alarm)
- 14-Contacted registered owner of a vehicle that was involved in a disturbance.
- 15- Routine Patrol
- 16-Routine patrol
- 17- Routine patrol
- 18- Routine Patrol
- 19- Routine Patrol
- 20- Routine Patrol
- 21- Complaint of reckless vehicle on Holly
- 22- Questions about restraining order and custody of children
- 23- Questions about restraining order , unsecure door on checklist and questions about property damage.

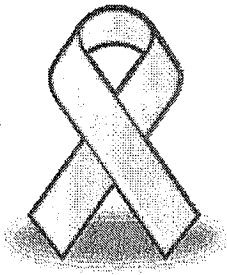


Routine Patrol means house checks, Clubhouse, River Park, Office and area patrol. If you see something suspicious, call 911. Don't wait until the next day and call the Pines Office.

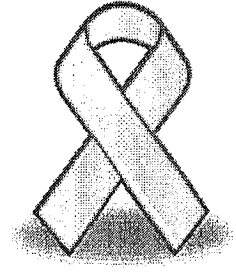
**Please note that if you call the Sheriff and they aren't in the Pines on our time, their response time will vary on type of emergency. **

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.



Help us in the fight against cancer!!



Relay For Life Fundraiser—
Crock Pot Cook Off

Join us Saturday January 24th from 6 pm-8 pm
at the Nisqually Pines Clubhouse
for a Crock Pot Cook Off!!

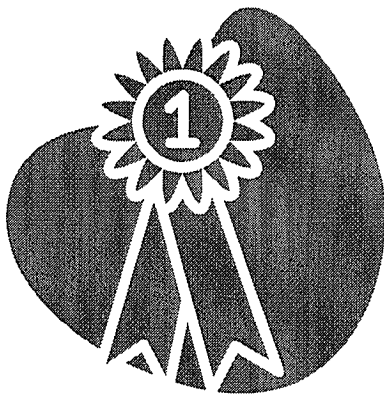
Bring your favorite crock pot dish to share with us!!

Fee: \$5/per person for all you can eat

We will provide beverages and side items

Prizes will be awarded to the top 3 dishes with the most votes!!

Join us for a fun evening, door prizes, a YUMMY dinner and help raise money
for the American Cancer Society and the fight against cancer!!!

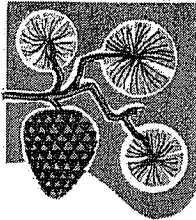


More info contact:
Joyce 360-402-1190
Charity 360-400-0082



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.



Come and live!

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

"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

Nisqually Pines Community Club
Clubhouse Use Policy
Last Revision October 14, 2010
Revised December 2014
Effective January 1, 2015

The clubhouse may be rented to any MEMBER IN GOOD STANDING or TENANT OF MEMBER IN GOOD STANDING (must have written permission of owner) of Nisqually Pines Community Club. It may also be rented by an OUTSIDE PARTY under the same rules and regulations as members.

Rental fees must be paid NO LATER THAN TWO WEEKS PRIOR TO DATE OF RENTAL.

Fees are as follows:

Members

- Full Day (7:00 am to 1:00 am) \$75.00 plus \$150.00 refundable cleaning deposit
- Two Hours \$25.00 plus \$75.00 refundable cleaning deposit

Members Sponsoring Non-Members

- Full Day (7:00 am to 1:00 am) \$150.00 plus \$150.00 refundable cleaning deposit
- Two Hours \$35.00 plus \$100.00 refundable cleaning deposit (Not more than one in a three month period)

Non-Members

- Full Day (7:00 am to 1:00 am) \$200.00 plus \$300.00 refundable cleaning deposit
- Two Hours \$45.00 plus \$100.00 refundable cleaning deposit (Not more than one in a three month period)

Clubs and Organizations

- Weekly Meetings - \$100.00 per month plus refundable cleaning deposit of \$150.00. No more than one two hour meeting per week
- Monthly Meetings - \$35.00 per month plus refundable cleaning deposit of \$150.00. No more than one two hour meeting per month

Classes for Fee

- \$200.00 per month plus refundable cleaning deposit of \$150.00. No more than one two hour meeting per week

Additional Charges for going over the two hour limit

- Members- \$15.00 per hour
- Members Sponsoring Non-members - \$25.00 per hour
- Non-Members - \$35.00 per hour

Clubhouse Rental Rules and Regulations

Times of meeting must be stated at time of rental.

41 Deposits will be refunded upon satisfactory inspection of the clubhouse and mailed out or can be picked
42 up at the office the following business day of approval.

43 Deposits given by organizations for regularly scheduled meetings can be held for the duration of the
44 contract or until used for cleaning at which time it will have to be deposited again.

45

46 Renters whether members or non-members will be responsible for all damages, cleanup and the
47 conduct of guests. Members sponsoring non-members will be responsible for those they sponsor.

48

49 If cleaning fee is more than refundable deposit:

- 50 • Members, Members Sponsoring Non-Members - additional charges will be added to your
51 account
- 52 • Non-Members – additional billing may occur

53

54 The use of the clubhouse is limited to the hours listed on the rental agreement.

55

56 Obey all state and local laws, the Nisqually Pines Bylaws, Covenants and Policies.

57

58 Be responsible for obeying all laws regarding the service of alcoholic beverages and the conduct of all
59 guests who are drinking such beverages. (Banquet Permit MUST BE POSTED!).

60

61 Observe Thurston County "quiet hours". Music will be turned down and outside doors closed at 10:00
62 pm.

63

64 Secure and vacate the Clubhouse no later than 1:00 am if you have rented it for a full day.

65

66 Limit occupancy to no more than 172 persons.

67

68 No parking in the fire line in front of the building or on the median, vehicle will be towed at your
69 expense.

70

71 Overflow parking is in the grass field ONLY!

72

73 **Pool and Patio Deck Area (during pool season only)**

74 • Use of pool is NOT automatic when pool is open

75 • Cost is \$4.00 per guest

76 • Swim only during regular pool hours

77 • Keep the back doors of the main room of the clubhouse closed at all times

78 • Food is not permitted in the pool or patio area

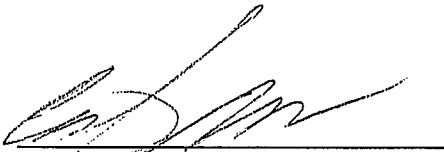
79 • Beverages are only permitted in the designed area on the patio

80 • Keep front doors of restrooms closed, guests must enter through pool

81 • Observe all pool rules posted at the check in area

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The keys and the code will be issued after the Clubhouse rental agreement and checklist have been discussed and signed off by the renter and NPCC staff or board member.



Eric Weaver, President



Tonie Barton, Vice President

**NISQUALLY PINES COMMUNITY CLUB
BOARD OF DIRECTORS MEETING
OCTOBER 22, 2014**

The meeting was called to order at 6:30PM by President Eric Weaver. Present were Tonie Barton and Joyce Clapham.

The meeting was closed at 6:31PM to go into closed session to talk with a resident about his renter.

The meeting reopened at 7:01PM.

The Minutes of the General Membership Meeting on September 20, 2014, were read and a MSC with one correction to change PM to AM.

The Minutes of September 24, 2014, were read and MSC with one letter change.

Joyce reviewed the Treasurer's report. Money has started to come in, old accounts are getting paid up, the attorney is making collections, and dues are being paid. Our annual audit is scheduled. The auditors will be in the Pines on November 7, 10, 12, and 13th. They will use the back room so they can be out of the traffic pattern and have some privacy.

Unfinished business

The little lake has only lost about 8 inches of water since the pump was turned off last spring. The staff will begin cutting and removing cattails and cleaning up whatever they can from the lake edges. Everyone was advised that there are fish in the lake and fishing is permitted.

New business

Lori Clark resignation – Lori tendered her resignation for health reasons via e-mail effective October 21, 2014. A MSC to accept the resignation as tendered.

Check signers – since Lori is no longer on the Board, she is to be removed as a check signer and Eric Weaver added. A MSC to remove Lori Clark from Key Bank, Timberland Bank, and Twin Star Credit Union as a signer and any type of responsible person and to add Eric Weaver, President, as a signer on the accounts at Key Bank, Timberland Bank, and Twin Star Bank.

Depreciation Policy – Joyce read the Capitalization/Depreciation Policy. The President suggested having Amy, the accountant, review the policy before we accept it. All agreed. Will do.

Complaint Policy – It was suggested to change the policy to match the suggested resolution provided by the attorney. This resolution limits complaints to owners (renters can go through their owners), makes sure the complaint is on the proper form, and is a proper complaint for the Pines to respond to. The resolution will be ready for the Board to approve at the next Board meeting.

Clubhouse rental agreement – recently, members using the clubhouse are not leaving it clean and in a good condition. The renters are violating many of the points of the agreement. Many times this causes a board member and an employee to come in on the weekend to clean or whatever. Some new

requirements will be added and employees and contacts will be asked to be stricter during the “after” walk through. Discussion of increasing the cleaning deposit followed. It will be increased to \$150.00 for residents and \$300.00 for non-residents. Joyce will work on this policy.

Adjudication Policy - last month the Adjudication Committee asked for some changes to their operating policies. Most of the changes were already covered in their documents, however, the Board did change the meeting to a closed session and not open to anyone who is not directly involved in the proceedings.

Clubhouse rental refund – a resident asked to have their total clubhouse rental amount refunded, not just the cleaning deposit. They stated the clubhouse was not in good condition and was full of flies. They did not voice any of these complaints when the Board contact did a walk through with them before the party. The only issue at that time was the flies and extra fly strips were provided. By MSC The Board denied the total refund. They were not so upset that they did not stay all day for their party or eat their food.

Department check-ins

Maintenance – the staff loves the new trailer. It is very convenient for moving equipment. With little or no mowing, they will start working on the little lake. Joyce asked why the water manager bought 102 meters when the ballot only covered 100. Eric explained that that is the way they are packaged and will be taken into consideration next year.

Pool, river park, clubhouse – with Lori's resignation, Tonie is again the clubhouse contact. The pool is closed for the winter. The leak was found and repaired. The deck at the pool where the leak was has been repaired. The river park parking lot is still lumpy and bumpy, and will probably remain that way through the winter. So far there has not been enough rain to flood the river area, although the river is running fast and high.

Office – the audit is starting and the attorney is collecting back dues for us. Office staff will be busy providing documents for the audit.

A discussion was held regarding the placement of the reader boards in the Pines. Some see them, some don't. No changes will be made.

Committee reports

CERT – in Mike's absence, Tonie advised that the meeting this month will be a demonstration on setting up and starting the generator for the clubhouse.

Adjudication – four cases were heard and resolved.

Resolution – On hold until January 2015, need members.

Upcoming events

Halloween Trick or Treat will be held at the office on October 31st from 6:00 to 8:00PM.

Members were advised that there is a type of haunted house on Pepperidge to the right of the office. Anyone is welcome to wander through.

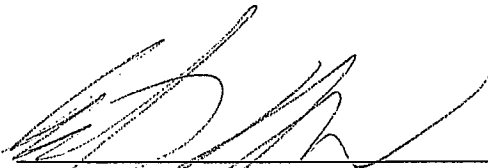
Veterans breakfast will be on November 11th from 8:00 to 11:00 AM at the clubhouse. All are welcome to honor our military. Volunteers needed.

Thanksgiving Potluck is scheduled for November 23rd at 5:00PM at the clubhouse. The Pines will provide turkey, potatoes and gravy. Please bring your favorite Thanksgiving accompaniment. Again volunteers are needed.


With no community comments, the Board went into closed session by motion at 8:15PM to discuss a water credit and resolution of the issue heard during the closed session at the beginning of the meeting.

The meeting reopened at 9:00PM. MSC to credit the resident with the full amount of the water bill. This is a one time credit.

The Board MSC to add a second fine to the owner's account and to send him a letter advising that the first fine will remain and the second is added.



Eric Weaver – President



Tonie Barton – VP – Acting Secretary