



Clearwood Community NEWSLETTER Fall 2011

www.Clearwood-Yelm.com

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Officers & Directors

Bob Owen ('14)President
Member Relations, Violations

John Moore ('13)Vice President
Emergency Services, Roads, Patrol

Patty Kiehne ('13).....Secretary
Violations

Dayrl Harrington ('12)Treasurer
Finance

Brian Gerrish ('14)Director
ACC, Pool

Deborah Baker ('13)Director
Water

Marvin Shoe ('12)Director
Community Property/Lakes, Forestry

Office Hours

Mon thru Thurs: 9:00 AM - 5:00 PM
Saturday: 9:00 AM - 1:00 PM

Telephone **360-894-2941**
You can dial from Tacoma toll free.
Do not use the "1" prefix
After hours, please leave a message.

Fax **360-894-2497**
You can dial from Tacoma toll free.
Do not use the "1" prefix.

Contacts

Connie Sheehan Office Mgr
Elaine Sparkman Asst Office Mgr
Rhea Allen Receptionist
Albert Darrow Maintenance Mgr
Julie Baumann Water Mgr

Monthly Meeting Schedules

Committee	Date	Time
Board	3rd Sat	9:00 AM
Arch Control (ACC)	1st Thur	7:00 PM
Community Property and Lakes	2nd Sat	9:30 AM
Elections	As Needed	
Emergency Services	As needed	
Finance	2nd & 4th Wed	9:00 AM
Member Relations	1st Tues	6:30 PM
Patrol	1st & 3rd Wed	7:00 PM
Pool	As Needed	
Roads	2nd Tues	9:30 AM
Forestry	Call 894-6535	
Water	2nd Mon	1:00 PM
Violations	2nd & 4th Thur	10:00 AM

Committees need and welcome volunteers. To sign-up for any committee, please come to the office or email: robertowen42@aol.com

Editorial Board Staff

Patti Frost Sue Honstain

Bob Owen

Clearwood Emergencies

Call 894-6044

This number is monitored after hours by
Emergency Services volunteers.

PRESIDENT'S MESSAGE

This is the first newsletter since I've been your president. I want to have open communication between the membership and the Board of Directors. If you have any suggestions, concerns, or comments that you would like me to take to the Board please email me at robertowen42@aol.com. Faster and quicker ways to communicate with the residents is one of my top priorities. Following are two emphases for this quarter.

ELECTRONIC COMMUNICATION: In order to reach and inform you of specially called meetings, immediate updates plus health and safety issues (just to name a few) in a more timely manner an Electronic Communication system was initiated a year ago. Around one hundred of you signed up to receive these messages but we know there are many more of you who would benefit from this system. Your address will not be given out to anyone nor will you receive irrelevant messages from the Clearwood Community Association. All we need to reach you is your name, your division and lot plus your email address. Please stop in the office to sign up on the clipboard. You will be happy you did this and we will be relieved to have one more person on our list. My goal is to have 100% of our CCA members with computers on our list.

VOLUNTEERING: The Clearwood Community Association made the decision to keep this as a self-managed HOA and to rely on volunteers to do much of the work in order to keep your assessments to a minimum. At this time our Clearwood Community Association assessments are extremely low at less than \$40.00 per month for these Home Owners Association dues. (As you know water is billed separately.) We are trying to maintain five beaches, many parks, miles of trails and roads, plus a newly refurbished swimming pool operating on this shoe-string budget. So, in theory, you should be out there doing your part in our community by committing to volunteer hours. Everyone must volunteer for something in order for this system to work. You could join any one of our numerous committees or by volunteering when there are work parties. For example you could monitor and clean the trails you walk, paint some of the community property buildings, help fold and prepare our quarterly newsletter for mailing when the time comes. Think about sharing your time and talents with Clearwood or your treasury may need to be tapped. Remember, there are no free rides. Following are a few quotes from famous people whom you may recognize.

"Each citizen should play his part in the community according to his individual gifts." Plato

"We make a living by what we do, but we make a life by what we give." Winston Churchill

ACCOMPLISHMENTS: As of August 20, we are now backing up our CCA computer data in a secure off site location. We have updated the CCA office computers which is saving us at least 20 hours of office time per week. The CCA office electrical wiring is being updated to correct an unsafe situation. New entry codes in our alarm system have been updated in order to limit access to the CCA office. Immediately upon taking office I was informed that CCA had a contaminated water tank which had been taken out of service upon discovery. The source of this contamination is being researched and investigated. I assure you that this tank will not be put back into service until it is 100% safe for the CCA residents.

Bob Owen

EDITORIAL VIEWS

Change: *verb* \ˈchānj\ to give a different position, course, or direction to.

Yes, change is in the air. School is back in session, Fall has arrived, and our newly elected Board begin their work of protecting and preserving Clearwood for all of us. These seven people have the serious duty of making decisions that affect us all. None of them take this task lightly.

The election itself was contentious at times, but now is the time to set aside the differences and concentrate on what is really important – Clearwood. We all live here for the beauty and serenity, the peace that comes from living in a beautiful woodland setting.

So go outside and smell the crisp air, perhaps enjoy a glass of our crystal clear water, and know that you are one of the lucky ones. You live in Clearwood!

Patti Frost - Editor, Clearwood Newsletter

NOTICE TO MEMBERSHIP

The Clearwood Board of Directors wishes to notify Association members that on Monday, August 22, 2011, Board president, Bob Owen, instructed a computer expert who is also an Association member to back-up the Association's files onto an external hard drive from computers in the Association office. The purpose of this was to preserve the files by ensuring that there was a back-up. Two Association members were present at that time but neither of them opened or otherwise viewed any of the files. They have agreed to sign sworn statements acknowledging this fact. Because access to the Clearwood Association safety deposit box located at Key Bank in Yelm was not immediately available, Mr. Owen placed the hard drive in a manila envelope sealed with security tape and took it home for one night. He did not remove the hard drive from the envelope during that time. Rather than backing up in-house the Association has since begun backing up the files in a secure off site location.

The Board has no reason to believe that any Association materials or information was viewed or disseminated by anyone during this back-up process. All persons involved consider this matter closed. The Clearwood Board of Directors is providing this information simply to clear up any confusion about what may have occurred.

WATER AND ROADS PROJECT

One of the most precious commodities contained within Clearwood is our excellent water quality. The problem with our water is not the water itself, but the pipes that deliver it to us. They are asbestos/concrete (A/C) which was state-of-the-art at the time they were installed (50+ years ago) and have served us well. Now, they are old and getting tired. Dayrl Harrington did a great job explaining the problem to us at the May Informational Meeting at Reichel Beach. We no longer have the luxury of saying "they can wait" to be replaced. They **must** be replaced before they fail. Failure of this kind of pipe can be catastrophic to a community. While no one ever wants to increase their yearly assessment, there are times when a reasonable increase now will save us from a larger increase later. An increase of \$180 per lot (\$15 **per month**) will allow us to begin replacement of these pipes. The process will work in three year cycles until all of the pipes have been replaced. The roads, which must be cut into to reach the pipes, will be replaced at the same time as the pipes. We will end up with new water pipes, new roads, and the correct size water pipes for fire flow to all fire hydrants existing, or new ones.

To read another excellent article providing more details on the Road & Water Project, please go to the Clearwood website (www.clearwood-yelm.com) and view the additional newsletter content.

MAINTENANCE

Things to remember:

At no time is any portion of your car allowed to be parked on the paved surface of the road.

Parking on road shoulders for a temporary period of no more than 12 continuous hours nor more than 36 hours in a 30 day period, see Red Book section J #4 parking; found in Red Book, page 31.

After storms, cleanup will take a minimum of 5 days to get the roads cleared. Mains and secondary roads will be first to be cleared.



This year we will have 2 plow/sander trucks. This will help us with the time it takes and the ability we have to get all roads in Clearwood.

When parking your car during a snow storm, please leave room for the plow truck to get around. If we cannot get around your vehicle safely, that area won't be plowed or sanded.

If you have any information about vandalism to Clearwood's gates or amenities, please file with the Sheriff's Department, and fill out a Clearwood violation form.

Thanks to all the volunteers for their support, but a special thanks to Dennis Anderson for all the hard work he has done.

Albert Darrow, Maintenance/Water Manager

FINANCE COMMITTEE

INTRODUCTION

The Finance Committee has been re-directed to follow the appropriate parts of the CCA Admin Manual: the Board President requires requests for spending from Committees and Operations to be approved by this Committee. Approval includes looking at how the expenditure will be done and where it will come from. It will not be the job of the Finance Committee to second-guess Operations or Committees but review feasibility, financing, etc.

In particular, the Finance Committee will review contracts and work orders, perform internal audits and provide findings and recommendations to the Board of Directors. At the same time, alternatives will be examined, for example, in 2010 one Finance Committee member researched mail costs and proposed a cost-saving alternative to the way Clearwood mailings used to be done.

This re-direction will also include ensuring that the 5-year plan (the "front-end") of the Reserve Study will be followed where appropriate.

By spreading acquisition and financing work out over this Committee, the effectiveness of the Board is improved and long Board meetings should become unnecessary. More importantly, cost containment including better contracts should provide gains to our Reserves through reduced spending. A new procedure is being introduced to review new contracts prior to work being done. Following this should avoid problems like the pool deck expenses incurred this year.

Dayrl Harrington is working on getting bank-owned properties to pay their part of the assessments along with others who owe money to Clearwood.

Another thing that was worked on this year – getting better interest rates for the Clearwood Reserves money invested in CD's (certificates of deposit) at our bank.

KEY EXPENDITURES (CALENDAR 2011)

Included truck and snow removal equipment (\$30,000), water reservoir #1 seismic retrofit and interior refurbishing (\$219,000), pool deck refinishing (\$20,000), entrance swing-gate replacement (\$3,800), water-system plan (nearly \$50,000, State mandated) and cabana replacement (\$14,000 with cost-reduction thanks to Marvin Shoe and his son). Near term expenditures will be exit-gate traffic-spike replacements (\$12,000), and the annual reserve study (required by Washington State January 2012).

The biggest future long-term expenditures are going to be related to the Water Pipe replacement project as discussed by Deborah Baker at the Annual Meeting 2011. Clearwood Members should start asking questions and familiarizing themselves with this project. Watch for future information and meetings to discuss the replacement of our aging water pipes.

Brian Cawley, Finance Committee Chair



CLEARWOOD NOTEBOOK

The Clearwood Community Notebook is a wonderful way for all of us here in Clearwood to help each other and come together as a community. It works much like classified ads in the newspaper. The six sections that are in the Notebook are:

1. Items for sale
2. Items wanted
3. Services offered
4. Help wanted
5. Animals/Items lost
6. Animals/Items found

The notebook is always in the office on the far left shelf when you walk in. This is a really great neighborhood filled with terrific people! If you were wondering, the reason it is not on the website is because the website is for official Clearwood information and this Notebook is here for us resident-to-resident. The information for the notebook is on the website, but the forms do need to be printed and filled out, then put in the Notebook at the office. There are also blank forms in the office. Any questions please email:

communitynotebook@hotmail.com

Amy Gervickas

A NOTE FROM THE CHAIRMAN OF THE CLEARWOOD PATROL

General awareness to one's surroundings is the key to a safer environment. Being prepared for a natural disaster of a sizeable magnitude or just inconvenient will lessen the negative impact on our lives. Readiness kits are sold and lists are available and widely talked about, with helpful tips thrown in from personal experiences to help us get through them.

Yet it seems that when it comes to looking out for community safety, or broader surroundings, that those readiness kits are very limited. It is well known that in an emergency to dial 911, or the non-emergency phone number. But what else can we do?



Neighborhood Watch programs can be a great tool in maintaining a safer environment. They can be formal, such as the volunteer Clearwood Patrol, to organized Neighborhood Watch or Alert programs, to the informal of just looking out for your neighbor.

The common key is for the residents of our community to make a commitment to increase our general awareness of our surroundings. It doesn't matter if you are a renter or owner, we all can participate. Not only can you possibly thwart a person's poor choice by just visibly being in your own yard or street, but may be even able to lend aid to your neighbor that may be in need of medical care and can't dial for help themselves. How many headline stories have you heard about a concerned neighbor, who hadn't seen or heard from their neighbor in days, and the neighbor was found to be in need of urgent medical care?

It doesn't mean to be hyper vigilant, just be aware of what is the normal routine, vehicles in the area, what your surroundings look like, what is different, what doesn't feel right. Just be watchful and contact the proper group or authority. These watch programs are a peaceful tool to helping the official Law enforcement community. These groups are the eyes and ears of our community. It is neighbor helping neighbor. Like a community should.

Jerry Bickett, Patrol Committee Chair

LAKES SUMMARY FALL 2011



The lake areas in Clearwood will be bracing themselves for the onslaught of pine needles and maple leaves resulting from the fall windstorms. Clearlake appears to be holding off on the annual algae bloom this year which turns the lake into a shimmering mess of green goo on the surface of the water. The late spring and summer has stalled the aquatic weeds from reaching the pollen stage and thus leaving the clarity of the water remarkable for this time of year. Blue lake has had a milfoil treatment in late August and it is looking pretty clean as well. Horseshoe showed some signs of its own algae bloom during the months of July and August but is recovering nicely at the present time. The lake water temps are dropping which will diminish the weed growth for this season unless we have a spectacular warm October. The beach areas have remained pretty much weed free as a result of the spring treatments to five of the six beach areas. The lakes committee will be meeting with the current aquatic applicator to survey all of our aquatic areas to assess our needs for the upcoming year of 2012. Hope to see all of you on the water next year!

Herb Schaff

CCA Lakes and Community Property

WE HAVE ALLIGATORS IN CLEARWOOD OR WHY WE MUST REPAVE OUR ROADS

It is true. We do have alligators in Clearwood. They are the networks of cracks in the asphalt on our roads, so named because they resemble crocodile or alligator skin. The bad news is that rainwater seeps through the fine lines, freezes in winter and breaks down the road surface to create potholes.



In the 1960's Weyerhaeuser cleared sixteen miles of logging trails and paved them, tree roots and all, with one inch of asphalt: no sub-base nor drainage system. These logging trails are Clearwood's roads. When Clearwood was a camping community they were adequate for weekenders, but today heavy traffic has taken its toll and the asphalt is clearly distressed, especially around the courts, and after a rain shower, you will notice round puddles where tree roots have rotted beneath the road.

Alligators in Clearwood continued on Page 7. . .

NEW CABANA AT THE BALL FIELD



The Cabana at the ball field by Well #4 which has been rapidly deteriorating in recent years has been replaced. Board member Marvin Shoe managed the project to a successful completion. Marvin's son Cary did a lot of the heavy lifting needed to get the cabana built. The maintenance crew provided the heavy equipment to lift the gables into place. Community members Bob Owen, Dennis Anderson and Ben Budde also provided help. The cabana is now ready for use with a new barbeque and tables. There are pictures of the cabana on the Clearwood website. You might want to take a picnic lunch and check it out. The ball field is just off Blue Hills drive near the intersection with Clear Lake Blvd East.

Ben Budde, Community Property/Lakes Committee Chair

FOR OUR MILITARY FAMILIES



Are you a military family living in Clearwood? If so, the Clearwood Military Spouses would love to get to know you! There are so many of us living in this wonderful community, but so often, we feel isolated because of the location and being so far removed from post. New families are also constantly relocating to our area, often from far away and with few pre-existing relationships. We strive to help all military families make new connections, learn about the local area, and feel at ease in our own community. What kinds of things do the Clearwood Military Spouses do? We have informal coffee hours, workout groups, general information sharing, referrals to services, meals for families with special circumstances (new babies, medical issues, etc.), and so much more!

If you are an owner and have rental homes with military families here in Clearwood, you are encouraged to pass this information on. Often, rental turnover is frequent because the renters feel so removed from post and do not connect with others in the community. Our network of military families here in Clearwood is very strong and could help to increase the satisfaction of military renters.

If you are on Facebook, you can find our group: Clearwood Military Spouses, or e-mail Ronda Hempler at rlhempler@yahoo.com for more information and to be added to the e-mail list. We hope you will join us and we can meet you at upcoming event very soon!

Ronda Hempler

In the 1990's the Board completed a few road projects and patched the main roads. There was no dedicated Reserve Fund for roads. In 2004 Division 4 (Terra Lane area) was repaved: the existing roads were pulverized to form a substantial sub-base with new asphalt on top of that.

During the last few years road repairs were funded from "Impact Fees" but those resources are drying up as fewer homes are being built. In 2009 the existing Roads Fund was largely depleted when Clearwood partnered with PSE to complete the Clearwood Blvd. East Project.

The 2009 project set a precedent for future projects: not only do we have a new road, four feet wider than the old one, but also the satisfaction of knowing that the asbestos-concrete water mains were replaced, new water meters installed and water-pipe connections made several feet into adjoining courts to hook up with future projects..

Any future roads projects must include replacement of aging asbestos-concrete pipes: most water pipes are under roads. It makes no sense to repave a road only to tear it up later to replace a damaged water main.

The roads and water systems are aging at the same rate and must be replaced. To that end the Roads and Water Committees are working together on a roads/water plan that will serve another forty or more years. We need the community to support this effort to stop "kicking the can down the road".

The question is not whether we can afford the Water/Roads project, but how can we make it happen? We must maintain our infrastructure: our roads and our water system, for the health and safety of the members who live here. If we fail to act in a timely manner it could cost us dearly in the future.

Valerie Cawley , Roads Committee Chair

MEMBER RELATIONS COMMITTEE

The Member Relations Committee builds a sense of community by planning fun events throughout the year. We are always looking for new members to come and join in on the fun and new ideas are always welcome.



We have our **Annual Halloween Party** coming up on Saturday, October 29th from 5 p.m. - 7 p.m., at Reichel Beach. Lots of fun, food, and games for all.

Bring your camera to this event. We will have an Autumn display for picture posing.

Our **Christmas Lighting and Decoration Contest** is going to be held on Friday, December 9th from 7 p.m.- 9 p.m. this year. Everyone get out there and light up your houses and show off your decorating styles. We will have 3 winners for this event. 1st Place \$75.00, 2nd Place \$50.00, and 3rd Place \$25.00.



Our **Annual Santa Run** with the Bald Hills Fire Department will be held on Saturday, December 10th. Santa arrives via Fire Engine at 5:30 p.m. Free pictures with Santa at the Clearwood Market at 6:00 p.m. Cocoa and Cider will be served to everyone.

We then have our **Polar Bear Swim** on Sunday, January 1st at Noon. This will take place at Longmire Beach and is open to all. Refreshments will be served.



The Member Relations Committee meets the 1st Tuesday of every month at 6:30 p.m. Clearwood Office. If you have any exciting ideas or suggestions please feel free to contact me at

ladonnashea@hotmail.com

LaDonna Shea, Member Relations Chairperson

POOL NEWS

Another wonderful Clearwood pool season has come to an end. It certainly didn't start off warm but it definitely ended that way.

The children of Clearwood had a blast at the kid's fun day. Over \$100.00 in change was put in the pool for the money dive. We purchased \$100.00 in movie tickets for the kids that found the special coins. The prizes for the winner in each age category for the belly flop and cannon ball was a huge candy bar!! A special thank you to Scott Mahan for donating 200 ice cream sandwiches!! Scott Mahan is Connie Sheehan's son (our office/pool manager). Thank you to everyone who donated money for kid's fun day and thank you to those that donated and sold hot dogs (pool dogs) for donations for these events. We have some wonderful people in this community.



What a hit the night swim was!! We maxed out (117) within five minutes. At the one hour mark, we cleared the pool and allowed those that were waiting (another 117) to come enjoy the pool. Because of budget reasons we were only able to have one night swim. I am hoping for several next year, since the community enjoys them so much.

THANK YOU parents for checking those swim diapers often!!!!!!! We did not have to close AT ALL this year due to feces or vomit in the pool. Let's keep that record up next year too!!! If anyone remembers the years before, there was a HUGE issue with closures and it usually happened on the hottest days.

The pool deck has been repaired. It is beautiful! I can't wait for you all to see it next year.

We will continue to offer swim lessons next year. Look for more information in the spring newsletter.

Looking forward to seeing you all next year.

Connie Dotson

HOW TO PROTECT YOUR HOME FROM UNWANTED GUESTS

We live in a wonderful community with good neighbors and friends. We all want to have a safe community which is free of crime. Our biggest problem is because we have so little crime out here in the woods we have become complacent. In fact we have become very comfortable with leaving our vehicles and homes unlocked, and our windows wide open. We leave our garage doors open with expensive power tools and other valuable items in plain view. Almost like putting a big sign out which says "come steal me".

We seem to always be surprised when we get up one fine morning and find that some unknown thief has cleaned out our car or garage and made a clean getaway.

As a retired law enforcement officer I would like to give you a few little tips to save your personal property and keep the "bad guys" away.



1. Lock your car and home at night and always lock it when you are not at home.
2. Tell your neighbors when you are going to be gone and ask them to call the sheriff if they see anything wrong.
3. If you are leaving your home or cabin for the winter months make sure it is winterized, lock the doors and windows and have a friend or neighbor check on it from time to time.
4. Don't leave expensive tools and other personal items out in the open for everyone to see, make sure these things are kept locked up in your home, the shed, or garage.
5. Work with your neighbors and watch out for each other's homes. And if you see someone that you know should not be there CALL THE SHERIFF or 911

If you follow these few simple rules it will save you time, money, and a lot of anguish. As my K-9 Otto says "take a bite out of crime". Have a safe and happy Halloween and **Please** watch for the kids trick or treating on our road and street system.

John H. Moore, Vice President

CLEARWOOD NEIGHBORHOOD WATCH

After the recent surge in burglaries, Clearwood residents have banded together to formulate the Clearwood Neighborhood Watch (CNW). The CNW is for everyone in our community whether you are renting, visiting for an extended period of time or own property. Together we have everything we need to reduce if not completely eliminate crime.

Your landline phones (or mobiles if appropriate), and computers with internet access can help...along with your eyes and ears. No one will ask you to do more than you can. We certainly do not want people to feel like Gladys and Abner Kravitz, the perpetual nosey neighbors. We are all concerned residents looking out for one another and being aware of our surroundings.

CNW is not a committee that you need to join. You will not be required to pay a fee to be apart of CNW. There are no biweekly meetings to attend. You do not have to drive around or take time away from your daily life and family. You are not going to put anyone in your home at risk by confronting questionable activity. CNW is in no way going to replace or take away from the Patrol Committee. It will in fact offer a more effective and efficient communication between the Patrol Committee, the Sheriff Department and you.

As a resident of Clearwood you can start by considering joining the Phone Tree. The Phone Tree is designed to put you in contact with someone in your Division who can advise you on what to do whilst following protocols to contact other people. Common sense is paramount if you see something that needs the immediate attention of the Sheriff. You are encouraged to dial 911. After such then you can contact people in your Division. If it is something questionable, like an unfamiliar person entering an empty property, then you are encouraged to activate the Phone Tree.

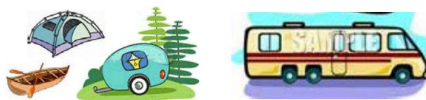
This system of communication is not a grape vine. It is not to police your neighbors nor report covenant/by-law violations. You have a way to report those problems through the office and web site (www.Clearwood-yelm.com). This program is to help unite our community and take back our neighborhoods. We all want to feel safe and enjoy peace of mind. Please join us in standing together for, Clearwood, our home. For more information please contact:



Brian Cawley, oberon9@fairpoint.net or call 360-894-6527 or

Doug and Kat Haner, hanako_kiyoshi@yahoo.com.

STOW THAT STUFF



BOAT POLICY...All boats shall be removed from the shoreline BY November first. These areas shall be clear of all boats until April first. Boats remaining during this period will be impounded and a fee of \$50.00 will be charged for pickup and storage. Red book page 33, M1.

RV POLICY...All RV's travel trailers, campers, tents and other equipment shall be removed from the individual lots BY November first, or the member is subject to fine. RV's, trailers, campers and RV equipment may be stored on individual lots of permanent residences in Clearwood when screened from the road and approved by the ACC. Red book page 11, 3b, 4th paragraph and 3c.

FABRIC COVERED STRUCTURES...All fabric Covered Structures must be removed BY November first unless you have a previously issued ACC permit. Resolution approved by the Membership on August 20, 2011.

WATER/ROADS PROJECTS

Many of you are aware that our asbestos/concrete water lines are at the end of the manufactures life expectancy. Manufactures and history have shown that failures are likely to start happening. We discovered both brittle and soft areas in our asbestos/concrete lines during our 2009 East Clearlake Blvd project. Both are signs of aging leading to potential failures. If failures start happening, resulting in unsafe drinking water, it will cause the State of Washington to declare our system unsatisfactory which will impact your ability to refinance or sale your home

“Doing nothing is no longer an option!!!”

In light of our economy, the Clearwood Board of Directors is proposing a plan with the least financial impact on the membership to address the replacement of our aging asbestos/concrete water lines and roads. The Board recognizes that any impact on the membership financially will be tough in this time of economic hardship, but water is our highest priority, impacts us all directly and must be maintained.

The Clearwood Board of Directors goal is to gain membership approval for a special assessment to fund water/roads replacement projects. The projects listed below will cost approximately \$650, 000.00 each (includes resurfacing entire associated road surfaces). This figure was determined based on the 2009 line replacement cost.

The special assessment request is for an additional \$180/year per lot for 20 years. This equates to approximately an additional \$15.00/mo. for each lot owner. If approved this amount will accumulate approximately \$650,000.000 every three years plus overhead cost. Thus we plan to do one project every three years. The funds from this special assessment are designated for these projects only. Our goal is that during this 20 year period our Water Reserves fund will grow to a level such that it can fund the remainder of the replacement projects.

Cost = approx. \$650,000.00 per project (some projects will cost less some a little more this is an average figure)

- *Approx. 0.9 miles of N Clearlake Blvd SE (front gate to intersection of E Clearlake Blvd SE. Includes new PVC 10” main lines, replace; blow offs, valves , air vacs, and any associated hydrants and service lines.*
- *Approx. 0.7 miles along Blue Hills Drive. Includes new PVC 10” main lines, replace; blow offs, valves, air vacs and any associated hydrants and service lines.*
- *Approx. 0.7 miles of Blue Water Drive. Includes new PVC 10” main lines, replace; blow offs, valves, air vacs and any associated hydrants and service lines.*
- *Approx. 0.9 mile (all of) Rampart Dr. SE. Includes new PVC 8” main lines replace; blow offs, valves, air vacs and any associated hydrants and service.*
- *Div. I, II & III-approx. 1.9 miles. Includes new PVC 8” main lines, replace; blow offs, valves and any associated hydrants and service.*
- *Upland DR, Clearland Dr and approx. 0.2 miles of E Clearlake Blvd SE (between intersection of Blue Hill drive and Rampart DR.) Total of 1.0 miles. Includes new PVC 8” main lines, replace; blow offs, valves, air vacs and any associated hydrants and service lines.*

Below are some questions and answers that we hope are helpful.

Question: *Why don't we just borrow the money (take out a government loan)?*

Answer: We will still have to pay back the loan and it will cost each of you more than our proposed plan. Also, a heavily indebted association will lower your property values and affect your ability to sell or refinance your home.

. . . Continued on page 11

Question: *Why have we not done something about this sooner?*

Answer: We have been working on the water system for many years. The 2009 East Clearlake Blvd project demonstrated the immediate need for a more comprehensive plan with dedicated funding.

Question: *Why are we replacing roads when the issue is aging asbestos/concrete water lines?*

Answer: To replace the water lines we will have to dig up a portion of the road. It is the least expensive time to replace our roads.

Question: *Where is the money going that I am paying now?*

Answer: The annual budget for our water system is approximately, \$334,000.00 of that approximately \$250,000 is used to operate the system each year and rest is goes into our Water System Reserves. Water System Reserves is for capital expenses, like replacing pumps at our three wells, major repairs of our reservoirs, etc. We have a 5 year plan for these capital expenses. We need to build up our Water Reserves Fund.

Question (statement): *The purposed special assessment is not enough.*

Response: Considering our voting history the Board of Directors felt this plan is the best fit.

In addition: Ask your friends and family who do not live in Clearwood how much they pay for water. In most cases you'll find that our water is very inexpensive.

Deborah Baker

YOUR SEPTIC SYSTEM

Everything you didn't want to know and other appetizing information:

Nearly all the septic systems in Clearwood are "standard pump systems", meaning they have a pump inside a pump chamber (separate from the septic tank) which pumps the effluent to a conventional pressurized drain field. So, what happens when the power goes out? First, your plumbing will continue to work for a while, because it all operates by gravity flow until it reaches the pump chamber. The excess capacity of your pump chamber varies because of its size and the level of the effluent inside when the power went out. The newer systems installed since about 1999 have an 800-1000 gal. pump chamber. Older pump chambers were often 300 gallons.

There are two ways you can find out which size pump chamber you have. You can get the County to send you a copy of the "Record Drawing" (formerly called "As Built") they have on file of you septic system. This is a good thing to do for a variety of reasons. It will indicate the size and location of all the septic components, including the pump chamber. The other way to check is to pop the lid off your pump chamber and look inside.

Usually the older, smaller chambers were yellow plastic, while the newer bigger ones are concrete with a black plastic riser glued/grouted onto them. The pumps are the same for both chambers, and they need to be submersed in effluent all the time, including the end of the pumping cycle, so a significant portion of the chamber's capacity is always being used. **When the pump isn't working no effluent will move to the drain field.** In the older, smaller, chambers there is maybe 100 gallons spare capacity, and in the larger chambers you have about 450 gallons spare capacity.

You don't want to exceed this capacity. If the effluent gets into the electrical junction box at the top of the pump chamber it will likely cause electrical problems so the pump may not work even after the power is restored. Using your plumbing very sparingly you may get a day or two with the smaller chambers, and 5-6 days with the larger ones. When the pump chamber is full stop using the system entirely.

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I have found that most people wildly underestimate the amount of water they use. You have a water meter that reads consumption in cubic feet. Multiply cubic feet by 7 for a rough conversion to gallons. It's a good idea to have some idea of your consumption to encourage conservation, not over tax your septic, help diagnose septic problems, and not over flow your pump chamber when the power is out. You can also take the lid off the pump chamber to monitor how fast and far it is filling up.

I'd like to conclude with a poem written by a great sage (my Dad).

ODE TO A SEPTIC TANK

I worry about my septic tank
Because most folks don't know
If what goes in ain't natural
The blooming thing won't go.

So please.....

No Kleenex, butts or matches
Nor parcels, great or small
Because the cost is astronomical
When the plumber has to call.

Bill Owen
Former septic designer, now retired (not licensed either).

FINDING FOSSIL ROCK

One of God's special playgrounds is practically out our back door. Fossil Rock is like a gigantic castle turret with cliffs on all sides but one. From the top you have a breath taking view of Mount Rainier, Cascade MT's, and the Nisqually River Valley winding below. It's best when you get to see Mt. Rainier, but any time is good. I have an unforgettable memory of Christmas Day with my son Phil sharing a bottle of Merlot on the top of the Rock watching snow squalls blow across the valley. With zero ambient light the star gazing is amazing. To this, add dozens of caves, a pristine stand of Old Growth replete with giant ferns and thick moss, a Nature Conservancy with rare wild flowers on a mountain top meadow overlooking Bald Hills Lake, and it's all a short walk from here.

To get there go left (east) on the wide dirt Weyerhaeuser road immediately past the Clearwood back gate. Go a short mile and a half. There are three spur roads going to the right that you want to pass. Take the spur road to the right just across from the first spur road that comes from the left. There is a yellow metal gate on the spur road you want, and it is readily visible from the road you are on. There are several roads branching off the main spur (that you want to stay on), but they haven't been used and are overgrown enough that you are not likely to go wrong. It's a short mile to the top of the Rock, but with the road going steeply uphill it may seem longer. The one turn that is easy to miss is a turn off the spur road onto a trail that goes to the top of the Rock. This turn off is to the right and is just past the first good "look out" that you will come to (on your left). If you miss this turn the road will end a couple hundred yards farther (there is also an excellent view here too), so back tracking will be easy. The trail you are now on is clearly worn. You will be in a thin White Oak forest with good look outs in all directions. It's a couple of hundred yards to the base of the Rock. A very steep (almost hands and knees) well-worn trail will take you to up the rock to the top. There are a few caves around Fossil Rock, but the vast majority is at the base of a huge cliff about a quarter mile south of the Rock. At the west end of the cliff (the right end of the cliff as you see it from

. . . Continued on page 13

Fossil Rock) there is a ravine. There are no good trails going into the ravine, but with cliffs on both sides, dead reckoning straight through the woods is simple. The Old Growth is in this ravine, along with many more caves. I've spent many days exploring this relatively small area, and I've never failed to discover something new each trip. To me this ravine feels Prehistoric like no other place I've been to. See if you don't agree.

Google "Fossil Rock Yelm Washington" for a dozen listings with more information, pictures, map, and better directions. This is also a popular rock climbing area and there are some good climbing pictures too.



**T-Shirts available at the office
in Brown or Blue colors.**

- **MEETING CONVENED:** At Reichel Beach
- **CALLED TO ORDER:** At 9:31 AM, by the Presiding Officer: Deborah Baker, President
- **INTRODUCTIONS OF BOARD, ADVISORS AND STAFF**
 - DB introduced Board members, Advisors and Staff present
- **ATTENDANCE**
 - **Directors Present:** Deborah Baker (President), Dayrl Harrington (Secretary/Treasurer), Dave Johnson (Vice President), Patty Kiehne, John Moore, Arlene Shaffer, and Marvin Shoe
 - **Directors Excused:** (None)
 - **Ex-Officious Present:** Terry Jonason
 - **Ex-Officious Excused:** Herb Schaff
 - **Advisor to Board Excused:** Doug Lee
 - **Assistant Secretary to the Board Present:** Vic Espinosa
 - **Managers Present:** Connie Sheehan, and Albert Darrow
 - **Managers Excused:** Julie Baumann
- **PRESIDENT'S COMMENTS (DB)**
 - DB thanked outgoing Board Members for their years of service to the Board and the Clearwood Community:
 - ✧ **Dave Johnson** (four years as Vice President)
 - ✧ **Arlene Schafer** (three years as Board Member)
 - DB thanked the Ex-Officious for their service this past year:
 - ✧ **Terry Jonason**
 - ✧ **Herb Schaff**
 - DB asked the members to join her in thanking State Representative Jim McCune for his work in the legislature representing HOAs like Clearwood in new legislative bills. She also thanked State Representative, JT Wilcox for his support.
- **GUEST SPEAKERS AND BOARD REPORTS**
 - **Bill Owen, Fire Commissioner**, discussed the improvement in insurance rating and its effect on decreased insurance premiums as well as the acquisition of new equipment.
 - **Dayrl Harrington, Treasurer**, discussed the forthcoming Special Association Membership Meeting in September regarding the Water/Roads Project assessment.
 - **Amy Gervickas, Member**, discussed her Community Service Register (a.k.a. Notebook).
 - **Matt Baker, Supervisor, US Post Office**, discussed ways to help the postal service deliver mail and packages.
 - **Steve Slater, Assistant Fire Chief, Fire District 17**, discussed improvements in the service of the Fire Department and asked for more volunteers who need not be superheroes to help.

- **Dayrl Harrington, Treasurer**, discussed the status of the operating budget as of July 2011 and the status of collections along with the Five Year plan.
- **Deborah Baker, President**, discussed the upcoming state requirement for HOAs to have ongoing annual Reserve Studies and disclosure.
- **Dave Johnson, Vice President**, discussed the scheduled repair of the pool deck surface.
- **Jason Casebolt, Deputy, Thurston County Sheriff's Office** discussed his duties as the deputy assigned to our area of the county that includes Clearwood.

➤ **MANAGER REPORTS**

- **Office:** CS announced new office staff, new office hours, and the effect of the increase in rentals on the office workload.
- **Maintenance:** AD discussed completed projects and striping work and the additional workload created by increased vandalism.
- **Water:** AD discussed water conservation, the need for members to install vacuum breakers on outside hose bibs and ongoing installation of meter setters and replacement meters

➤ **COMMITTEE REPORTS**

- **Pool:** Connie Dotson, Chenoa Nichol, Mitchell Smith thanked those who kept their swim diapers on thereby preventing pool shutdowns. Discussed hot tub temperature and having night swim on August 26 and that the pool will be open following Kids Fun Day on September 4.
- **Community Property:** Carolyn Giannini discussed completed projects and Scotch Broom Removal Day. She thanked Linda Doucette for her work on our lakes and Herb Schaff for dealing with state agencies regarding our aquatic weeds. She encouraged folks to help keep the lakes clean.
- **Architectural Control:** DH thanked committee members (BO, PF, HS) for their work and discussed where the property line fronting the road is located.
- **Patrol:** DJ discussed speed control work inside Clearwood and thanked Sam Baker for moving the Speed Monitoring Reader board around the community and keeping it safe.
- **Member Relations:** DB thanked the members and mentioned all of this past year's events successfully held by the committee including Halloween, Christmas Santa, Polar Bear Plunge, and Easter Egg Hunt as well as helping with food and drinks at the March Board meeting, Informational Meeting and Annual Meeting.
- **Roads:** Valerie Cawley gave an update, invited volunteers and shared her dreams.
- **Violations:** Linda Doucette explained the process of dealing with reported violations.
- **Water:** DB gave an update on the status of the Water System Plan submitted to the State.
- **Finance:** Penny Owen explained the function of the committee.
- **Emergency Services:** Sam Baker discussed the work of the committee and explained the need for more volunteers to do emergency gate repairs, fallen tree removal, and after hours water shut offs.

➤ **ELECTION RESULTS (PK)**

• **Resolutions**

Resolution No.	Title	Result	Number of	Number of
2011-03-01	Amend the Bylaws to Include a Water Cross-Connection Survey	Passed	283	35
2011-03-02	Comply with RCW 64-38-045 Regarding the Annual Audit	Passed	300	20
2011-03-03	Amend the Rules & Regulations to Increase the Rental Fee	Passed	166	154
2011-03-05	Amend the Rules & Regulations to Allow for a Plumbed Accessory Utility Structure	Passed	263	49
2011-03-06	Remove the Requirement of "In Good Standing" from the Bylaws and Rules & Regulations Relevant to Elections	Failed	90	230
2011-03-07	Amend Rules & Regulations in Regard to Non-Permitted Structures	Passed	255	60
2011-03-08	Amend the Bylaws to Appoint Both Water and Roads Committees	Passed	292	29
2011-03-10	Modify the Mandatory Revision Interval of the Bylaws and Rules & Regulations (Red Book)	Passed	281	34

➤ **Board Candidates**

Name (Arranged by decreasing number of votes)	Number of Votes
Bob Owen	181
Brian Gerrish	171
Terry Jonason	124
Debbie Bies	119

➤ **MEETING ADJOURNED** at 12:25 PM

➤ Approved by the Board without amendments on September 17, 2011.

Prepared by:



Vic Espinosa

Assistant Secretary to Board