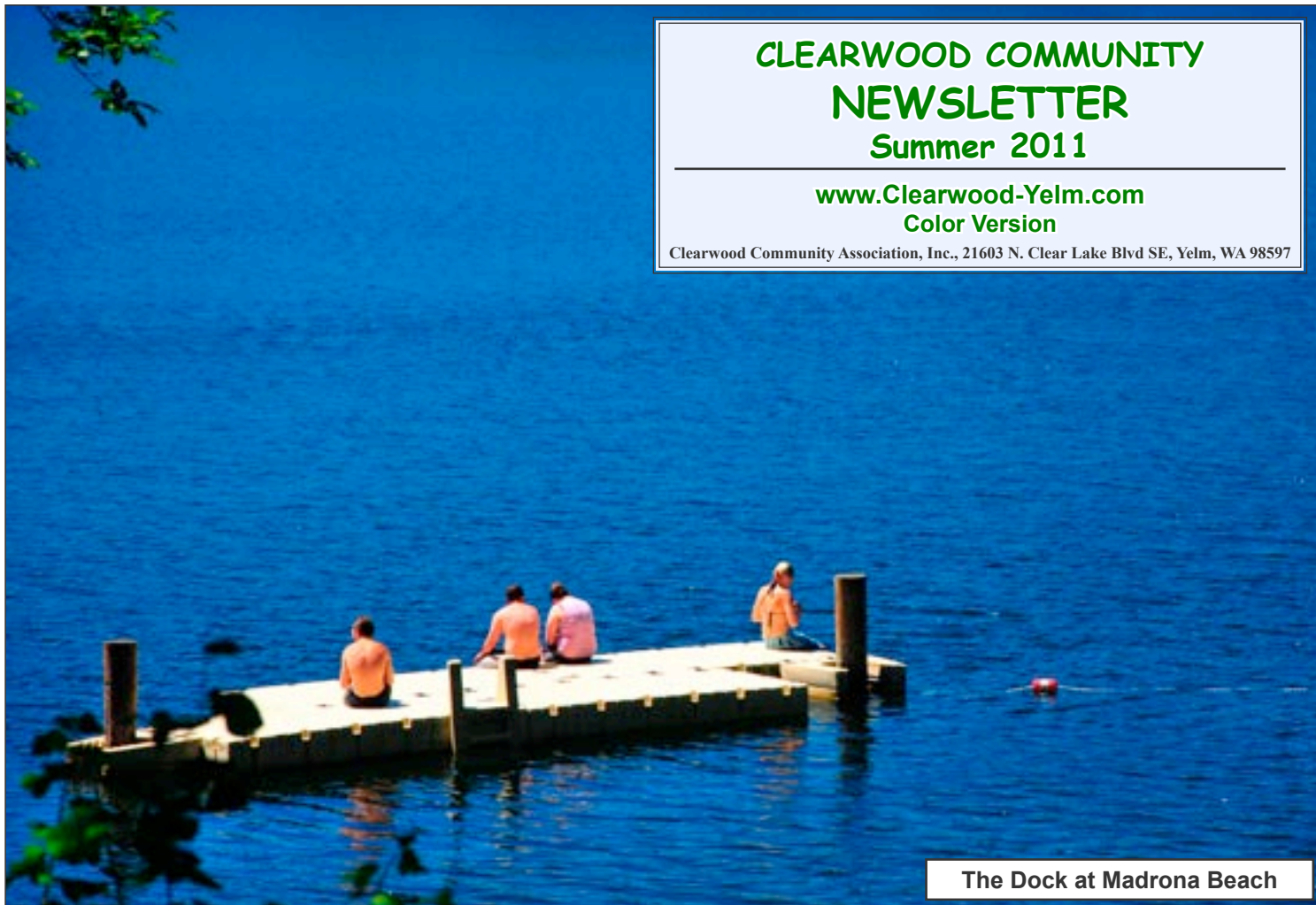


CLEARWOOD COMMUNITY NEWSLETTER Summer 2011

www.Clearwood-Yelm.com
Color Version

Clearwood Community Association, Inc., 21603 N. Clear Lake Blvd SE, Yelm, WA 98597



The Dock at Madrona Beach



Officers & Directors

Deborah Baker ('13).....President
Portfolios: Emergency Services, Pool, Violations

Dave Johnson ('11)....Vice President
Portfolio: ACC, Patrol

Dayrl Harrington ('12).....Treasurer
Portfolio: Finance

Patty Kiehne ('13).....Director
Portfolios: Community Property, Lakes

John Moore ('13).....Director
Portfolios: Roads

Arlene Shaffer ('11).....Director
Portfolio: Member Relations

Marvin Shoe ('12).....Director
Portfolios: Forestry, Violations, Water

Others

Doug Lee.....Board Advisor
Herb Schaff ('11).....Ex-Officio
Terry Jonason ('11).....Ex-Officio

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 SheehanOffice Mgr
Elaine Sparkman.....Asst Office Mgr
Rhea AllenReceptionist
Albert DarrowMaintenance Mgr
Julie BaumannWater Mgr

Clearwood Emergencies

Call 894-6044

This number is monitored after hours by Emergency Services volunteers.

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
Emergency Services	As Needed	
Finance	4th Wed	9:00 AM
Member Relations	2nd Wed	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: cwpres1@yahoo.com



The Pres Says...

I recently hosted a couple of Town Hall meetings at Reichel Beach. Although, the turn out was low (30-40) the conversation was great. So was the chocolate cake. So watch for future Town Hall meetings and plan to attend.

We recently renewed our Association insurance policy. Due to the day and age in which we now all live, our insurance company has started requiring background checks on both staff and all volunteers. So the Board is currently working on a policy to routinely do background checks on staff and all volunteers.

We submitted our 2011 Water System Plan update to the Department of Health on May 25th, 2011. Phew, that was a lot of work!!! Now we just wait for their response.

This State mandated plan took several months and a few Special Board meetings to prepare. Many thanks to our Water Manager, Julie Baumann and our Maintenance Manager, Albert Darrow who is also a Water District Manager 2 for the many, many hours spent to help prepare the draft.

Notice Boards

The Board has tasked our Community Property/Lakes Committee to do a feasibility study for the placement of notice boards at each of our mail boxes. I would really like to know your opinion of additional notice boards in general and the specific placement location at each mail box. Please email me your input at: cwpres1@yahoo.com . I will forward your responses to Community Property/Lakes Committee to include in the feasibility study.

Elections

Our 2011 Annual Election is off and running. Your voter pamphlet and ballot will be in the mail around July 8th. Ballots must be received by August 15th by mail or by August 17th by drop in. You must be a member in good standing in order to vote. All assessments and fines must be current or have a current payment Plan by

August 13th, 2011 in order to be considered a member in good standing. Ballots submitted by members not in good standing will not be counted. Take the time to read your voter pamphlet instructions carefully.

Your vote is very important. We all have common ownership in this community and your vote helps decide how our community is run.

Please Vote!!!

Cross Connection Control

Water Use Questionnaire

Safe Drinking Water Is A Must!

Cross Connection Control prevents contamination of our drinking water in the event of our system experiencing low pressure. All connections to our system must have a completed Water Use Questionnaire. Failure to complete this questionnaire will result in your connection being considered a risk to the system and thus your water service will be discontinued until a completed questionnaire has been submitted and reviewed. This questionnaire is available at the office or on line at Clearwood's only official web site at: www.clearwood-yelm.com.

Political Yard Signs

A few years ago the State passed a law (RCW 64.38.034) forbidding HOAs from not allowing political yard signs during an election. Our governing documents limit the size and only allow for one sign. These signs will have to be removed after our election on August 20.

Electronic Communication

If you have not already signed up for our e-mail notification. You can do so at Clearwood's only official web site; www.clearwood-yelm.com. Click on , "Communications Center", then click the link at the top of the page.

Please feel free to email me any comments or concerns at: cwpres1@yahoo.com

Deborah Baker, President

2011 ANNUAL MEETING

Saturday • August 20 • 9:30 AM • Reichel Beach

Free Breakfast

Committee Reports & Updates

"A heart is in your hands"

Fire Department CPR training

Ballot Results

Information Tables

Animal Control

Fairpoint

Puget Sound Energy

Volunteer Sign-Ups

Remember to Bring your chair.



Come for a delicious **FREE Pancake Breakfast.**

GREAT EATS!

Pool Dogs served starting at **11:00 AM**
Donations help fund **Kids Fun Day**



- ◆ Get important updates about what is happening in **YOUR** community
- ◆ Check out the **Volunteer Table** and sign-up for what interests you in getting involved in your community
- ◆ Stop by the **Information Table** and pick up helpful information from Animal Control, Thurston County Emergency Management, and Puget Sound Energy

In order for your vote to count, your assessments must be current by August 13. Please contact the Office at 894-2941 for further questions,

VOTE THE 2011 ANNUAL ELECTION

Remember to Mail Your Ballot

RESOLUTIONS ON THE BALLOT

A Board resolution amending the Bylaws to include a Water Cross Connection Survey

A Board resolution on not waiving the 2011 annual audit

A Board resolution to increase the Rental Fee

A Board resolution to allow Plumbed Accessory Utility Structures

A Board resolution to remove the "in good standing" requirement relevant to elections

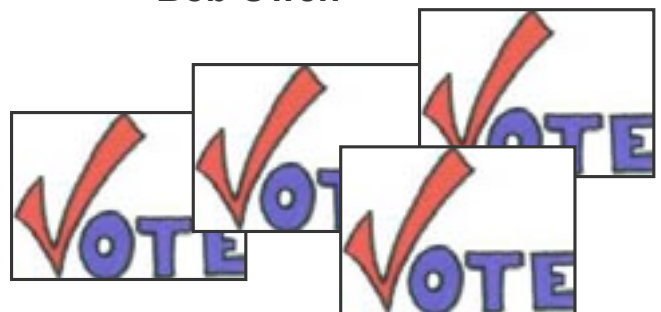
A Board resolution to amend the rules regarding Non-Permitted Structures

A Board resolution to appoint Water and Roads Committees

A Board resolution modifying the Mandatory Revision Interval of Bylaws, Rules and Regulations

CANDIDATES ON THE BALLOT

- Debbie Bies
- Brian Gerrish
- Terry Jonason
- Bob Owen



Voting Pamphlets, with the Ballot and Return Envelope, have been mailed. Contact the office if you have not received your packet.

From the Business Office . . .

We have two new faces in the office. Kathie Wood has left us and is now in Idaho. We wish her well in her new venture.

Rhea Allen is our new receptionist. She answers the phones and greets everyone who comes in the office. Rhea is widowed and has one son, Mark. She moved here recently from Mesquite, Nevada. She spent 31 years in banking on the East Coast and 11 years in Nevada. This experience has helped her to gain good customer service skills.

Elaine Sparkman is the Assistant to the Office Manager. She married her childhood sweetheart and celebrated their 43rd anniversary. They have two children, Robert and Heather and 3 grandsons. She has lived in WA for 31 years. Elaine brings 23 years of experience in banking and several years as an Office Manager.



From left to right: Rhea Allen, Connie Sheehan, and Elaine Sparkman.

Both of these women enjoy serving Clearwood and present a smile when the office door opens.

Connie Sheehan
Office Manager

Do Not feed the Wildlife

**They are not in our backyard -
We are in theirs!**

It is tempting to want to feed a feral cat or a pretty raccoon. But is it wise?

When we feed a wild creature, we establish a pattern of behavior that works against its long-term survival. We cause more harm than good. Realize that wildlife either survives or dies in the wild. Feral cats live on small birds and in some parts of the US bird populations have diminished because of predatory feral cats.

One of the reasons that the frog population has diminished is because of increase in predatory animals.

When we attract wild animals to our property they bring along consequent diseases that they may carry. We also attract their natural predators which we may not be so keen to have on or near our



property.

Your neighbors and children may not appreciate having the risk of a coyote, cougar or bear around.

So, the next time you think of feeding these cute animals – remember you may be shortening their lives, you are certainly making them dependent upon you and your neighbors for handouts.

Raccoon latrines are infected with e-coli, roundworm (both human killers) and there is a risk of rabies among other diseases. For more information look at:

wdfw.wa.gov/wlm/living/cougars.htm#assistance

Brian Cawley, Member

(Previously published article)



It is easier to find a score of men wise enough to discover the truth than to find one intrepid enough, in the face of opposition, to stand up for it. ~ A.A. Hodge

Kids Fun Day

(Formerly known as Pool Olympics)
September 4th at noon

Fun events for children at the pool: rubber duck relay, money dive, belly flop contest, ping pong relay and more!!!

Ice cream social to follow at sunset beach cabana.

The pool will close after **Kids Fun Day**.

Pool Dogs

Pool dogs (hot dogs) will be available for a donation at the annual meeting on Saturday, August 20th starting at 11 am

All proceeds go towards kids fun day at the pool. Kids fun day (formally known as pool Olympics) is a yearly event the pool staff does for the children of the community. They play games, win prizes, and have ice cream after.

We will also have a money jar at the sign in table at the pool. All the money will be used for kids fun day to buy the ice cream and prizes. Please support this to make it a really fun day for the kids.

Water Aerobics Classes

Need a good workout? Come to the pool for water aerobics:

Weekdays 2:45-3:45

Weekends and holidays 3:45-4:45

There are a few days that we do not have an instructor to teach, so check out the class schedule posted at the pool bulletin board.

We have a limited number of water weights on a first come first serve basis

I highly recommend bringing your own own water weights. They can be purchased at most sporting good stores or online.

Clearwood Community Pool Hours

Mon.- Wed.- Thurs.- and Fri. (closed Tues)

12:00-2:00 open swim

2:00-2:30 maintenance

2:30-4:00 lap and exercise swim

4:00-6:00 open swim

6:00-6:30 swim lessons

6:30-7:00 lap and exercise swim,
swim lessons

7:00-7:45 open swim

(Last swim of the evening)

New pool hours on weekends and holidays

12:00-3:00 open swim

3:00-3:30 maintenance

3:30-5:00 lap and exercise swim

5:00-7:45 open swim

(Last swim of the evening)

Reminders

Children 13 years old and younger must be accompanied by an adult 18 years old or older.

Lap and exercise swim is exactly that: lap swim, exercise and therapeutic spa time ONLY! You MUST be doing one of these in order to be there during lap and exercise time.

Safety drills

Because we care about your safety, our lifeguards will be performing random safety drills called the "duck drill". A red duck is secretly put into the pool. The red duck represents a victim in the water. When one or both lifeguards see the duck, they have to rescue it. Upon reaching the duck, they are given a scenario that they have to act upon. This drill will keep the lifeguards on their toes. Please remember that when the whistle is blown and the word drill is yelled, you must exit the pool, wader, and spa. In the event of a real emergency you will be asked to leave the building. Your safety is our number one priority. Your quick response during these drills is greatly appreciated.

Clearwood pool maximum capacity is 117 people in the building according to Thurston county fire code. Occasionally, we reach maximum capacity and we have to clear the pool area halfway through a swim session. The people waiting outside the pool area will be the first to re-enter the pool after the building is cleared out. This is the fairest way of handling this situation. We thank you for your patience.

Come by the pool for information on swim lessons or email Chenoa at chenoarice@yahoo.com.

Connie Dotson



Pool News

Water System News

Our Water System

We all own our Clearwood Water System. It is our most important commonly owned asset. So lets take a birds eye view of "our" system.

The Clearwood Water System has two reservoirs located just outside of the back gate. We have an easement with Weyerhaeuser established in 1965.

Reservoir 1 was installed in 1975 and holds 182,000 gallons of water. Reservoir 2 was added in 1997 and holds 423,00 gallons of water.

We have four wells.

Wells 1 & 2 are located next to each other in Division 1. Well 1 was established in 1965 and is approximately 76 ft. deep. Well 1 pumps approx. 90 gpm (gallons per minutes). Well 2 was established in 1975 and is approximately 66 ft. deep with a pumping capacity of 320 gpm.

Wells 3 & 4 are located next to each other in Division 7 next to our ball field. Well 3 was established in 1996 and was abandoned soon after due to sand issues following an earthquake.

It became necessary to establish well 4 in 2001. A finer screen was installed for better filtration of sand.

Well 4 is approx 45 ft. deep and pumps approx 300 gpm. So our primary wells are 1, 2, and 4.

Well 3 can be used as a backup in dire circumstance but not as a primary source of water. To be used as a back up, well 3 will have to be scrubbed, tested and have a much smaller pump installed.

Our system has 1355 metered residential connections and 30 active metered community connections.

We have approx 61,000 ft. of pipe which is approx. 80% asbestos concrete, 19% PVC and 1% ductile iron.

There are 35 fire hydrants in our system.

We are a Class A municipal water system

regulated by the State Department of Health (DOH).

We are required to have two Certified Water District Manager II on our staff.

There are many other components that make our system work. This is just a birds eye view.

Maintaining Our Most Valuable Community Assets Our Water System and Roads

Unsafe drinking water and poor roads will lower our property values and our quality of life here in Clearwood. Maintenance is essential.

Emergency repairs , especially to our Water System is very expensive and can trigger extra requirements by the DOH.

It is time to start replacing our asbestos/concrete water lines.

The Board, Water and Roads Committees spent over a year working on a vision to replace the water lines and roads. Our goal is to do it with as little impact to member's wallets as possible.

Our vision is to replace a section of water lines and roads every three years starting in 2015 for an approximate cost of \$650.000 per water/road project. This would entail a special assessment of \$15.00 a month per lot over the next 20 years.

We will be presenting this to you and **asking for your vote** at a Special Membership Meeting in late September. You will be sent a special mailing in late August or early September with more details.

Our water lines and roads are to the point where **doing nothing is no longer an option!!** No action will only result with higher cost and lower property values for all of us.

So please read the special mailing, ask questions, plan to attend the special meeting and most of all, vote **YES** to maintain our most valuable community assets.

Deborah Baker
President





Reservoirs Update

We just completed much needed upgrades and maintenance repairs on our two reservoirs.

Reservoir 1 had no seismic protection. Recently the State Department of Health strongly recommended that we have it retrofitted for seismic protection.

Also, both reservoirs needed to be repainted. Reservoir 1 installed in 1975 has never been repainted and reservoir 2 was installed in 1997 was also due.

Considering that replacing a reservoir would cost between \$600- 1 million dollars, rust prevention is essential.

After draining Reservoir 1 for the seismic retrofit work, we discovered both rust and delamination of the interior coating.

The Board then approved to add the blast and recoat work using a Department of Health approved coating of the interior of reservoir 1.

The final cost of the seismic retrofit, blast and recoat on the interior of reservoir 1 and re-paint of both reservoirs was \$216,955.27.

Our goal in performing the proper maintenance of these reservoirs is to extend their life for many years and, more importantly, help ensure safe drinking water for our community.

We all together own the water system. It is our most important community asset. Without safe drinking water our property values and quality of life could plummet.

Deborah Baker
President

Maintenance of your lot



Our Covenants, (Blue Book) page 15, section XI states: *The buildings and grounds of each developed Residential/Recreational Lot shall be kept in a safe and reasonable state of repair, cleanliness and neatness. Lawns shall be mowed at reasonable intervals. Undesirable*

weeds having a tendency to spread across property lines shall be kept under control. No objects foreign to the Clearwood environment (including particularly disabled vehicles), furniture or appliances shall be permitted to remain out of doors on any Residential/Recreational Lot.

Please maintain your lot accordingly. It is important not only for your own enjoyment and safety but to avoid associated fines and possible court action for non-compliance.

Deborah Baker
President

New Picnic Shelters An Update



New Ball Field Picnic Shelter



Work has started on the Division 7 ball field picnic shelter and should be finished by mid July.

Those are helping include my son, Cary Shoe, and Clearwood members: Dennis Anderson, Ben Budde, and Bob Owen. Albert and Matt from Clearwood Maintenance are helping too.

The cabañas located at the Ball Field, off Blue Hills Drive, and at Madrona Beach have deteriorated beyond repair and need to be replaced.

New 20' x 32' picnic shelters are being built

using a more effective design. Permits for these replacements shelters have been approved.

We will appreciate all volunteers who may want to help.

No experience is necessary; a 25' tape measure and a hammer would be helpful but not required.

Anyone that is interested can contact the Clearwood office or Marvin Shoe at 360-894-6717.

Marvin Shoe,
Board Member



Madrona Beach Cabaña



Patrol at a Glance

I bet many of you folks see the familiar **Clearwood Patrol** signs on the sides of cars driving around Clearwood every once in a while.

These fine volunteers wear many hats as they travel all the cul de sacs and main arterials through this wonderful, picturesque community.

A normal patrol can encompass the possibility of lost dogs, directing wayward trail walkers back home, and on several occasions calming a crying young cyclist who has lost his or her way back home.

The patrol also helps with vandalism control by monitoring the areas most targeted.

The patrol is also the “eyes and ears” for the Thurston County Sheriff’s department.

One of the main concerns for patrol is the safety of our members. The members of patrol strive to keep streets clear and passable by emergency vehicles should an emergency present itself.

Minutes and seconds count when someone is in distress, and if an emergency vehicle has to stop or maneuver around an obstacle to get near its destination, those few seconds could make a difference.

Our community is a quiet community and sometimes we forget our vehicle could still be parked in the street after we moved it out of the driveway to wash the dog, wax the boat or whatever.

Speed control is one of the most contentious duties of the Clearwood patrol. We try to keep reminding members of our speed limits, as it is

very easy to exceed the 20 mph.

We all know the streets in Clearwood do multiple duties as walkways, thoroughfares for automobiles and quite often playgrounds for our little ones.



Believe it or not, the patrol, in conjunction with the Member Relations Committee, helps stuff plastic Easter eggs and organizes the very successful Easter egg hunt every year.

Somehow the Easter Rabbit has not really been able to produce enough Easter eggs by himself so he has been assisted by the patrol for the past number of years.

This is really a fun event for the volunteers involved and also the kids from Clearwood.

Clearwood has major events throughout the year, and many of the events need parking assistance to avoid chaos with the limited areas to park. The patrol assists with this task and so far it has been a pleasant experience.

The patrol has a limited amount of volunteers and does the best job it can.

I hope this little glance at the activities of the Clearwood Patrol can illustrate what a great committee we have here in Clearwood.

Herb Schaff
Patrol member

Satisfy Your Secret Craving...

It is Never Too Late to Volunteer



Members can sign up to volunteer on committees all year long. There is a volunteer sign-up sheet at the office and at the Annual Meeting.

Check out the water before taking the plunge. Come to a committee meeting to find out if the work and the members are to your liking. Meeting schedules are on the front page or email Deborah Baker at cwpres1@yahoo.com..

The Violations Committee

A Brief Explanation of the Violation Committee

The purpose of the Violation Committee is to assist our members in maintaining the Clearwood way of life.

A popular misconception about the Violation committee is that the committee members go around Clearwood writing violation reports.

This is not the case, although a member can write a report as an individual resident of Clearwood. We process, as they are received, the written reports that the community write.

We meet every 2nd and 4th Thursday at 10:00 AM to review pending written reports of violation. These meetings are, as are all committee meetings, open to CCA members.

The committee verifies that the written reports were submitted by the individual who actually observed the situation.

We determine whether a violation did in fact occur. Then, appropriate measures will be taken.

The owner then has 15 days to correct the problem.

After that time, if the problem has not been taken care of, the appropriate fine (if any) will be levied against the owner's account.

Once fined, the owner has 15 days to submit a written appeal to the Violation Committee.



This appeal will be heard by a Review Panel comprised of Clearwood members in good standing.

CCA members may volunteer to join the Violation Review Panel Pool, and members of that pool will be chosen at random to serve on panels as needed.

The Panel will listen to appeals of members who have been fined for alleged violations, they will weigh the information contained in the violation reports; the appeals; and input from witnesses to those reports.

After considering all of the information, the Panel determines whether the member is in violation of our Covenants, Rules and Regulations and/or By-Laws.

The Panel then approves or changes the fine that has been imposed. Their decision will be sent by letter to the owner.

The owner has 15 days to request in writing a review by the Board of Directors if he still does not agree with the violation.

The Board will then ascertain if due process was followed.

Linda Doucette
Violation Committee



Looking for . . .

A Good Halloween Story

Pick up your quill. Put on your thinking cap.

Fire up those creative juices.

The best Halloween story submitted will be published in the Fall newsletter well before All Hollows Eve.

Submission deadline is September 1 to

cwpres1@yahoo.com.

Dumpsters For Campers

Dumpsters are available at the Maintenance Area for the sole use of campers in our community. These replace the dumpsters previously placed at the picnic areas which had to be removed due to vandalism and unauthorized dumping by full-time residents.

The dumpsters at the Maintenance Area are continuously being monitored.



Fire Department News

I am delighted to highlight three major milestones for your neighborhood volunteer fire department.

The ISO fire rating has been reduced from an 8 to a 6. It's one of the best ratings in the County.

This improvement should trigger a reduction of your home owner's fire insurance policy cost. The savings will not be immediate, but should start by next year.

If your rates don't go down, contact your insurance company. They may not be aware of the change. This change in the fire insurance rating was calculated based on our improved response time and training, and because of the strong turnout by neighborhood volunteers over the last few years.

Our new 3000 gallon water tender has arrived. It's not in service yet, because we need lights, radios, and our responders need to get trained up. It should be available for response in August. See it at the Clearwood Annual Meeting. It greatly enhances our fire response abilities.

The \$250,000 cost has been entirely paid for with savings from our operating budget thanks to staffing economies from our volunteers.

Early next school year we will ask students at Lacamus School to suggest a name for our new tender.

Currently we have about 40 active members on our fire department.

Nine Wild Land Fire II students have recently been certified, giving us the strongest posture we have ever had to wild land fire.

As always, we encourage everyone to visit our station. Maybe you would like to be a part of what we do. There are volunteer opportunities for everyone, even if you haven't time for responder

*Wars and elections are both too big and too small to matter in the long run. The daily work - that goes on, it adds up.
~ Barbara Kingsolver, Animal Dreams*

requirements.

We serve dinner 6:30 on the first Tuesday of every month and we'd like to see you there. Bring your kids, and tour the station. Meet your neighbors who are serving this community.



We drill every Tuesday night, and the Commissioners meet the second Thursday every month. Everyone is always welcome.

The station is available for your community activities when we aren't training.

Your fire department is just as good as your support for it. Please share your ideas and concerns.

Bill Owen
Fire Commissioner

Burn Ban!!!

Thurston County Burn Ban starts
July 15 and ends October 15



**8th Annual Clearwood
Community Garage Sale**
July 30-31
9:00 AM - 5:00 PM

Start your spring cleaning today. We all have "stuff" that we don't need or want. Clean out your closets and garages and recycle the "stuff" to someone else.

Note: This is a change to the dates stated on the Spring Newsletter.

Clearwood Community Newsletter Newsletter Purpose and Mission Statement

The CCA Newsletter's purpose is to inform the membership about upcoming CCA sponsored events, meetings, elections, and other business, health or safety information that may impact the residents; to provide CCA project, financial, and operational updates; to promote committee volunteer opportunities and acknowledge their contributions.

Editorial Board

Deborah Baker Vic Espinosa
Dayrl Harrington

Editorial Assistant
Patti Frost