

CLEARWOOD COMMUNITY NEWSLETTER Winter 2010-2011

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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).....Secretary
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
Richard Hintze....Asst. to the Secretary

Office Hours

Office Hours - Monday thru Thursday
9:00 am - 11:30 am
12:00 pm - 5:00 pm
(Closed: 11:30 am - 12:00 pm)

Telephone.....360 894-2941
(You can dial from Tacoma toll free
...don't use the "1" prefix)
After hours, please leave a message.

Fax.....360 894-2497
(You can dial from Tacoma toll free
...don't use the "1" prefix)

Contacts

Connie Sheehan.....Office Mgr
Kathie Wood.....Staff
Albert Darrow....Maintenance Mgr
Julie Baumann.....Water 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
Elections	As Needed	
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

First, the good news: Maintenance has upgraded its equipment by replacing a tired pickup with a new used truck capable of being retrofitted to better handle the snow plowing equipment we already have. Members should expect to see their new truck on the road as Maintenance continues its work around the community and definitely when snow starts falling again.



The Pres Says...

Now, the not so good news: I have mentioned many times that the dynamics of Clearwood are much like a small city. The demands of our community require a lot of work from our volunteer Board of Directors.

The fact that our governing documents needs to be updated has complicated the management of our association.

It is important to understand that the primary goal of the governing documents for an HOA community is to help folks live in harmony within the standards that they have chosen to live by. These standards are spelled out in their governing documents.

Many of you will recall, the Board proposed to start updating our Covenants last year. It failed due to lack of membership approval. Our Covenants now have to remain as they were when they were last updated in 1990. We are forced to comply with Covenants which are no longer in step with a continuously evolving environment where litigation increasingly happens.

The Board is now faced with attempting to update the rest of our governing documents which are our Bylaws (Yellow Book) and Rules and Regulations (Red Book) based on our old 1990 Covenants which do not address all the current needs of our community and which now, in some ways, lack legal protections. Our Covenants is our primary and prevailing document. Changes to the Bylaws, Rules and Regulations must conform to these now outdated Covenants.

Without updated Covenants, updating the Bylaws, Rules and Regulations becomes a difficult task. Our primary legal council is reluctant to assist us. Complying with outdated Covenants is a difficult hurdle even for them.

All seven Board Members have discussed this situation and are perplexed on how to approach

the problem. But yet the Board has been elected and mandated to deal with it. The Board will continue to seek ways to address this problem. I will keep you informed as we determine a workable and legally sound approach to the update. I need to keep you in the loop since the eventual proposed update(s) will require your vote for adoption.

The Board is currently working on the **Water Plan**. Every six years, Clearwood has to submit a Water Plan to the State which details major projects for our water system for the next six years. The Board and our Water Managers are working with Engineers and the Department of Health to come up with a plan that Clearwood can successfully achieve.

The Board will be holding meetings with lot owners to review the Plan. The latest draft of the plan will be first presented at the March Board Meeting.

On another note: The **March Board Meeting** is fast approaching. All ballot issues and Board candidates for our August 2011 Elections must be submitted by the March 19, 2011 Board meeting. Member resolutions require at least 24 signatures from members in good standing (one per lot). It is important to understand that all resolutions will be reviewed for legal feasibility and conflict with our Covenants and the rest of our Bylaws, Rules and Regulations. To help those preparing Member Resolutions, **go to Page 10** of this newsletter.

Communication is very important. Our only official web site is **www.clearwood-yelm.com**. It is an excellent source of information to keep up with what's happening in Clearwood. At our web site you can subscribe to receive electronic notifications by e-mail too.

I intend to host more Town Hall Meetings this year starting with one immediately following our March 19, 2011 Board meeting at the Lackamas School gym and, hopefully, another one at Reichel Beach when the weather warms up. Of course, you may e-mail me concerns or questions anytime at **cwpres1@yahoo.com** or drop off a letter at the office addressed to the Board of Directors and I will put it on the Board's "Read Me" file. There is also a suggestion box at the office.

Board Of Director meetings are held on the third Saturday of each month. These are open meetings and we encourage folks to stop by and listen.

Deborah Baker, President

From the Business Office . . .

Dues and Water Bills for January 2011 have been mailed. There are several options to pay these bills:

1. In full, by January 31st.
2. Half on January 31st and half on July 31st, plus interest of 1% for each month of unpaid balance
3. Setting up a monthly payment plan at the office. Unpaid balance is also subject to a 1% finance charge each month.
4. Signing up at the office for Automatic Clearing House (ACH) transfer of funds on either the 5th or 20th. Funds will be taken out of your account automatically every month. Unpaid balance is also subject to a 1% finance charge each month.

Do remember that if your payment is overdue by more than one month, we will deactivate your gate cards and,

30 days later, your water will be shut off. You will receive only one letter from the office and you will be charged \$10 for preparing that letter. There is a \$10 charge to activate your gate card and \$35 charge to have your water turned back on. This will be strictly enforced.

Please don't put yourself in this predicament. Pay your dues on time.

The Lost and Found Board at the office is getting heavy. If you have lost your car keys, mailbox keys or house keys, please look for it at the office, we have several keys hanging on the board.

Do remember that lot owners are responsible for their guests and vendors regarding improper gate access, speeding, and damage to Clearwood property. Have your guests call from the 4-corners gas station since there is no cell service at our gates. Be sure they understand at which gate you intend to meet them.

Additional gate cards now cost \$10. Returned check fee is now \$40. Annual renter fee is now \$100.00.

Connie Sheehan, Office Manager

The Treasurer Reports . . .

Our financials at the end of November 2010 indicate that we are still within our operating budget for the current year. That is the good news. The bad news is large amount of our accounts receivables. This is the amount of money due to us that we have not received.

The poor economy has affected Clearwood also. We have many homes being foreclosed by lenders, banks and other lending institutions.. Although we expect to eventually receive the assessments along with interest, it may take several years. In the meantime, gate cards are canceled, water is shut off, and houses remain vacant. Also, the money owed to us is not available for us to spend to defray our expenses.

The Board has decided to take action regarding our water system. The continuous supply of clean and safe drinking water to our homes is our top priority. The State Department of Health (DOH) inspected our water system several months ago and discovered that we have a serious problem with Reservoir No. 1 in regards to its ability to withstand an earthquake. We were notified to take corrective action on this above ground tank and respond. We have to comply with DOH requirements.

Weyerhaeuser built Reservoir No. 1 in the 1970's

but, unfortunately, earthquake protection was not considered in its construction. We hired an engineering firm, which specializes in water reservoirs to design and prepare earthquake retrofit construction specifications. We then obtained construction bids.

The most reasonable bid we received was for approximately \$140,000 plus tax. The unexpected expenditure for this work was not planned for 2011 but DOH said that it needs to be done. In addition to the earthquake retrofit, the work will also cover the painting of both reservoirs. The work will proceed as weather permits.

The decrease in reservoir capacity, while these tanks are being worked on, will affect our water supply and will require the community to limit water use. This is in addition to your normal water conservation practice. Announcements will be made. We will keep you updated on the progress of the work.

The tank can be seen to your right as you enter the back gate. It rests on a hill in Weyerhaeuser property.

Work has started on the State required Six Year Water System Plan which is due by March 2011. Having an engineering firm prepare the plan is costing us approximately \$30,000. The membership will have a chance to review the Water System Plan before it is submitted to the State.

Dayrl Harrington, Treasurer

Water System News

Water Cut-Offs Planned

The Water Department mailed a water survey form to every lot owner last May 2010. Lot owners were informed to complete and return the survey or their water connection will be considered a risk to the water system and must be shut off.



The survey is the first step in the process of assuring that our community water system could not be inadvertently contaminated by backflows from lots and residences which have permanently connected sources of used unclean water such as underground sprinkler system, hot tubs, aquariums, and the like. Such equipment must have backflow preventers to prevent used dirty water getting sucked back into our water system if a vacuum is created due to lack of water pressure. This easily happens when water lines are repaired or a pump fails.

Contaminants in the water system can not be easily removed due to all its branches that must be flushed out including all the water lines that go into our homes. Super chlorination can only do so much. Some residents could still end up drinking dog poop, fish poop, and whatever people excrete into swimming pools and hot tubs.

For our personal safety, it is very important that we keep our water supply clean and free of contaminants by making sure that backflow preventers are installed and working wherever these are needed. This is why we must all respond to the survey. It takes only a single occurrence of contaminated backflow to put all Clearwood residents at risk. During the period between regular water testing, we could have very sick residents before we find out that our water is contaminated and before we can even start to figure out from which lot the contaminant is coming from.

The Spring, Summer and Fall Newsletters urged owners to complete and return the surveys. Reminders were posted at both the front and

back gates.

A survey form is being hand posted to the doors of all owners whose compliance to the survey are past due and are subject to having their water shut off.

The Water Department will have to start taking drastic proactive measures to protect the community. A Warning Letter with another copy of the Survey Form will be sent to those who have not submitted their surveys. If no response is received after 30 days, their water supply will be cut-off. It will be turned back on only after the Water Department has received the completed survey and has determined that their property poses no risk to the safety of the community.

The Water Department will start at Division I this January and will proceed to the other Divisions .

The Water Department does not take lightly the task of having to shut-off your water supply for non-compliance in completing the survey. However, we have been mandated by the Board of Directors to proceed with this task to assure the safety of our water system. We apologize in advance for any inconvenience this might cause you and the members of your household.

Please turn in your survey if you haven't yet done so. We really don't want to shut anybody's water supply off.

The Water Reports

The 2010 Annual Summary Report (ASR), which is prepared by the Water Department and has to do with Cross Connection, will be published in a few months. It will be posted on the Clearwood website.

In July you will be receiving the 2010 Consumer Confidence Report (CCR) which is also prepared by the Water Department and which has to do with the test results of your water system in 2010 with other items of interest. This report will also be mailed to all lot owners in Clearwood. It will be posted on the Clearwood website.

Water System News (Continued)

Seismic Retrofit of Reservoir Number 1 and Painting of Tanks

The State Department of Health (DOH) visits us every 3 to 5 years to conduct a Sanitary Survey. DOH inspects our water system and our records.

At the end of their recent inspection, DOH strongly suggested that Reservoir No. 1 be retrofitted for earthquake protection.

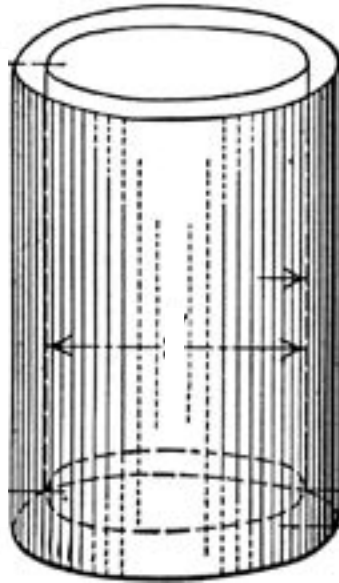
In the summer of 2010, we had planned to paint both reservoir tanks. Tank No. 1 is overdue for repainting.

The Board decided to do the earthquake retrofit and paint both tanks at the same time.

T- Bailey Inc. was awarded the work of retrofitting Tank No.1, and painting both tanks.

T-Bailey Inc. is a highly recommended company that specializes in retrofitting tanks.

Sargent's Engineering was hired to oversee the contractor's work . Their assigned engineer, Eric Martin, designed the retrofit specifications for the construction work. The total project cost is pproximately \$140,000.



Both of our reservoir tanks sit on a hill on Weyerhaeuser property just outside the back gate.

While this maintenance work is ongoing, it will be necessary to take the reservoirs off line one at a time. Depending on the weather you may be asked to limit your water use. The water may have a chlorine taste as each reservoir will have to be chlorinated prior to being put back into service. Watch the Blue Sandwich Boards at the gates for the notice when this will occur.

For concerns or questions, you may contact me at 360-894-4187 or email me at clearwoodwater@yahoo.com

Julie Baumann, Water Manager

We need YOU for the Pool Committee!!

Do come and help recommend/plan exciting events for the pool

Mark your calendars!! Next pool committee meeting will be on Tuesday, February 8, at 7 pm, at the front office

CERTIFIED lifeguards are needed. Apply at the Clearwood office. Need a certification course? Call the Red Cross for upcoming classes.

Connie, Ashlie and Chenoa (The Pool Staff)



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.

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..

MARCH BOARD MEETING

At Lackamus Gym

March 19, 2011
at 9:00am



This meeting is your opportunity to learn first hand the ballot issues being proposed for the 2011 Annual Meeting. **Don't miss it!**

Be one of the first to know about:

- Potential changes to our Bylaws, Rules and Regulations
- Board proposed resolutions
- Member proposed resolutions
- Who are running for seats on the Board

The Board will be discussing and voting on Board sponsored ballot issues. The Water Plan will also be presented and discussed.

All ballot issues from members for the 2011 Annual Meeting in August **must** be submitted at the March Board Meeting.

Member resolutions may be submitted before then but no later than March 19. Each resolution requires 24 signatures from members in good standing (one signature only per lot).

The Board Of Directors will have two seats open for the 2011 Annual Election in August. All candidates must declare their intentions by the March 19 Board Meeting.

Deborah Baker, President

TOWN HALL MEETING

Join us for a Town Hall Meeting which will be held immediately after the March 19, 2011 Board Meeting at Lackamas Gym. A free lunch will be served.

No agenda is set for this meeting. It will simply be an open discussion, "family style"!!! about what we like and dislike about living in Clearwood.

Roads Committee Reports...



The Roads Committee is a working committee concerned with the safety of drivers and pedestrians on Clearwood's narrow, winding roads. The committee submits recommendations to the Board relating to road signs, striping, speed limit, resurfacing (including the tennis courts) as well as plans for future projects.

On December 14, 2010, the committee invited the Engineering Technician from the Thurston County Department of Roads and Transportation for advice on some of the problem areas affecting Clearwood drivers. These included management of traffic flow at the entrance to the Main Gate from Bald Hills Road as well as some intersections within Clearwood,

The committee had hoped for a simple solution at the main entrance in the form of a turning lane into Clearwood to mitigate the back-up of traffic on Bald Hills Road at peak hours, but nothing is simple. The County Engineer had studied the issue "a few years" earlier and decided that the volume of traffic did not warrant a turning lane. The committee pointed out that the population mushroomed in the years between 2005-2007 and that a new study would probably show an increase in traffic since then.

The Engineer agreed to place a traffic counter at each side of the main gate to monitor traffic flow, speed, time of day and peak times. The survey is planned for January 2011 and data gathered will help assess the traffic needs. The Engineer pointed out that it might behoove us to leave the gates open for an hour or two at peak times. He named a few communities that successfully manage the peak hours in this way.

In the meantime the Engineer has already installed a sign to mark the entrance of Clearwood as you approach from the back gate and another 30 mile per hour sign in the opposite direction.

In addition to the corrections on Bald Hills Road the committee learned ways to improve visibility and signage at key intersections within Clearwood. It was a fruitful meeting.

The committee welcomes input from members who may be aware of traffic problems on and around their own streets. Please leave any messages at the office.

Valerie Cawley, Committee Chair

Board Updating Reserve Study

The Board is having the 2005 Reserve Study for Clearwood updated. Looking for a short article on the internet which has a balanced view on the need for a homeowners association to have a current Reserve Study is not easy. Most articles are written by consultants selling their services.

The following excerpt is from an article titled ***10 Things a Homeowners Association Won't Tell You*** from the Yahoo Finance website.

5. **“We’re Poorer Than We Look.”** □ Every association has a reserve fund. It’s like a savings account, and it’s meant to be tapped when things go wrong or the property falls into disrepair. But often these funds are in terrible shape themselves.

Ron Williams, an engineer with R.J. Moore, a consulting company that specializes in reserve accounting, once worked with a Northern Virginia condominium that had a paltry \$100,000 set aside. “Closer to \$1.25 million would have been considered healthy,” says Williams. When power-plant equipment gave out in early 1994, the association didn’t have the \$400,000 needed to replace it. The solution: A \$2,400 special assessment to each of the 170 unit owners and a 22% increase in monthly dues.

When it comes to checking up on a reserve fund, there are two good rules of thumb. First, about 20% to 25% of your dues should go toward the reserve fund, says Robert Nordlund, president of Association Reserves, a California company that specializes in reserve accounting. Second, there should be a long-term schedule for the reserve fund in the annual budget, including a projection of upcoming expenses for each common-area item: elevator repairs, painting, pool maintenance and so on. Reserve accountants suggest that the account should contain no less than 70% of the projected reserve budget. If the account is 30% funded or less, you can expect to be hit with some big assessments down the road.

If you want to read the rest of the article, go to:
<http://loan.yahoo.com/m/primer13.html>.

Vic Espinosa



Maintenance Department Reports...

Did ya know that . . .

- Clearwood’s Maintenance Manager is also Clearwood’s State mandated Assistant Water System Manager.
- Routinely, Clearwood’s Water Department uses maintenance staff for additional labor.
- During extreme situations, Maintenance has been called out 24/7 for emergency response.
- As a result of the 2007 budget cuts, Maintenance lost one full time position and has not hired seasonal maintenance workers.
- In 2008, one of the remaining four maintenance positions was reduced to four days a week.
- Our average maintenance worker makes less than \$13 per hour.
- Maintenance staff currently consist of: one full time Maintenance Manager, 2 full time maintenance workers and one part time maintenance worker.
- History is important in buildings, equipment, and grounds maintenance and your current maintenance staff has an accumulated total of 20 years of Clearwood history.
- Your Maintenance Department is committed to the continuous improvement of your community, keeping it clean and safe for your enjoyment.

Albert Darrow
Maintenance Manager



Christmas Lights

*What a tangled web we weave
 When first we try to light the eave.
 A jumbled mess of bulbs and wire
 Almost enough to uninspire!
 But soon enough the job is done,
 We've even found the burned out one!
 We've trimmed the tree and lit the hedge
 And even strung the rooftop edge.
 And gazing at the festive hues,
 We hope it doesn't blow a fuse!*

by: Cotown Stacy

The 2010 Clearwood Lighting Contest was held on Friday, December 10. Judges Carol Selzler, Linda Azzarella, and Cathie Alonzo from the Member Relations Committee viewed all of the houses in Clearwood from 5:30 to 7:30 pm.

This year's winners are:

1st Place (\$75.00)

Donald Chaycomb and Jill Zeiger
18035 Clearland Blvd SE
Lot/Div 16/80

2nd Place (\$50.00)

Anderson Family
22521 North Clearlake Blvd
Lot/Div 17/33

3rd Place (\$25.00)

Slack Family
17826 Overelake Court
Lot/Div 19/18

Thank you to those of you who made our Christmas in Clearwood bright with all of the holiday lights in our community!

A Special Thanks to Herb Schaff. The driver of the judge's lighted sleigh: .

Best Wishes for a Happy, Healthy New Year!!

Cathie Alonzo



Halloween 2010



Sunday, October 31st, brought ghoulish delights to the minds of many Trick or Treat kids who showed up in costume at Clearwood's Annual Halloween festivities.

The Longmire Tennis Court was transformed into a dazzling display of haunted houses, scary figures pasted to the fence and many games surrounding the perimeter.

The Member Relations Committee, spearheaded by Carol Anderson, made short work of setting up and tearing down of all the pop-up tents, food tables and everything involved in making this event a huge success this year.

The haunted house and cake walk were crowd pleasers along with other assorted activities available in the area.

Yours truly was involved with traffic control and the number of kids and adults arriving between the hours of dusk and darkness was astonishing. It appeared that the Longmire Tennis Court was witnessing a transformation of the paranormal with the great number of youngsters and parents showing up in full costume.

Hot dogs, chili, popcorn, candy, hot cider and chocolate were offered to the participants. Member Relations Committee reported that 250 hot dogs, 6 gallons of chili along with 4 to 5 gallons of hot cider were dispensed on a relatively mild evening with **no rain!**

The party lasted a brief two hours and pretty much wound down at around 7:00 pm. It was a good thing too since Linda Azzarella, who was cooking the hot dogs, had aspirations of drawing an imitation hot dog on a bun with catsup and mustard due to the dwindling supply of hot dogs while a huge crowd was still pressing the perimeters of the food table. (Just kidding of course).

Thanks to Dennis Anderson and the Maintenance Crew. Their preplanning made a huge impact on the enjoyment of members involved and for residents, siblings and their friends. I am looking forward to next year!

Herb Schaff, Clearwood Patrol



2011 Polar Bear Plunge

At noon on, “ 1-1-11” twenty two brave souls plunged into Clearlake jumping off Longmire beach. They did this knowing that small pieces of ice rimmed the waters edge.

The oldest, who took the plunge, was 63 years. The youngest was 6.

Approximately 50 folks attended.

Roger McMaster was the emcee and inspired everyone by proudly singing the Army Football Team Fight Song.

Plungers stood along the beach in various attire from Zebra striped cowboy hats to pajamas.

District 17 Fire Department brought their Medic One rig along with volunteers.

Sam Baker’s fire pit was very popular with the crowd.

Member Relations Committee provided hot cocoa, coffee and lots of goodies for all.

Several folks took pictures including Tyler Huey from The Nisqually Valley News.

It was all good and clean, but cold fun to kick off the new year.

One doesn't have to be crazy or a bear to do this but it sure helps!!!

Deborah Baker,
President



Building a Clearwood Community

The following set of phrases have been floating around the internet in various websites. These may be of help to us as we continue to build our community.

Vic Espinosa

Turn off your TV • Leave your home • Know your neighbor • Look up when you are walking • Greet people • Sit on your stoop • Plant flowers • Lend your books • Play together • Buy locally • Share what you have • Help a lost dog • Take children to the park • Garden together • Support neighborhood schools • Fix it even if you didn't break it • Have potlucks • Honor elders • Pick up litter • Read stories out loud • Dance in the street • Talk to the mail carrier • Listen to the birds • Put up a swing • Help carry something heavy • Barter for your goods • Start a tradition • Ask a question • Hire young people for odd jobs • Organize a block party • Bake extra and share • Ask for help when you need it • Open your shades • Sing together • Share your skills • Take back the night • Turn up the music • Turn down the music • Listen before you react to anger • Mediate a conflict • Seek to understand • Learn from new and uncomfortable viewpoints • Know that no one is silent though many are not heard – Work to change this

Preparing a Member Resolution

Step 1. Prepare your resolution. Make sure it contains the following elements:

a. **Standar Header**

b. **Title.** A concise statement of the goal of the resolution.

c. **Reasons** why members should vote for the proposed action.

d. **The Proposed Action(s).** If it is to amend language in the governing documents, state in **bold** what is to be added, ~~strike~~ through what is to be deleted and state where the amendment is to be made.

e. **Effective Date** when proposed action becomes effective.

CLEARWOOD COMMUNITY ASSOCIATION

MEMBER RESOLUTION

Subject to member approval at the August 20, 2011 Annual Meeting

A RESOLUTION to Amend the ByLaws Defining Membership Approval of Reserve Funds Expenditure

WHEREAS, Clearwood Community Association (CCA) members contribute into the General Reserve Account and Future Reserve Account by paying annual assessments;

WHEREAS, CCA members need to also be responsible for the decisions in expending such Reserve Account Funds;

WHEREAS, CCA members need to be aware and have the opportunity to approve how and why their collected assessments will be expended;

WHEREAS, accountability for the replacement of amenities and capital equipment should be fostered and shared between CCA members and the Board of Directors;

WHEREAS, CCA members need to ratify decisions made by the Board of Directors to expend such Reserve Funds without prior approval of the membership to resolve emergency situations that pose eminent danger to the safety and health of the greater Clearwood Community; and,

WHEREAS, the long range plan for funding the replacement of amenities and capital equipment developed with CCA members needs the assurance of continuity between changes in the composition of Board members;

THEREFORE, BE IT RESOLVED, the Bylaws shall be amended with the addition of the following section at the end of IV Assessments:

c. **Members shall be involved through membership hearings in the annual review and proposed amendment to the long range plan, also called a Reserve Funding Plan, for the replacement or refurbishment of amenities and capital equipment. Refurbishment shall be done in lieu of replacement only if it is done to restore the amenity or equipment to as new condition.**

d. **Proposed Replacement Projects and Refurbishment Projects with budgetary cost estimates for the incoming fiscal year shall be presented to members in a form of a resolution or multiple resolutions at the March Board meeting for approval by the members at the annual election in August. The list of projects and equipment purchased during the previous year, using reserve funds, with actual costs, shall be included in the annual report.**

e. **Decisions made by the Board of Directors to expend General Reserve and Future Reserve Funds, without prior approval of the membership, to resolve situations which pose eminent danger to the safety and health of the Clearwood Community shall be reported to members in a form of a resolution at the March Board meeting to be ratified by the members at the annual election in August.**

Effective January 1, 2012

Step 2.. Have members in good standing sign a petition sheet with their signature, printed name, division number, lot number and address. At least 24 petitioners must be members in good standing for the 2011 Annual Election.

Step 3.. Submit the Member Resolution and the Petition Sheet to the Board on or before the March Board Meeting on March 19, 2011.



Fire Department News

In this time of budget austerity, your fire department has been able to shift tax money from our operating budget, which has a surplus, to purchase a new water tender (about \$180,000) with cash, and without asking you to pass a bond or increase to your levy.

The Bald Hills Fire District has by far the lowest budget of all the independent fire districts in Thurston County. The reason we can achieve one of the best response times despite being a rural fire district with a low tax base is that our responders are all volunteers. Without these savings on personnel costs we wouldn't have the resources to operate.

As of the end of November the following Clearwood members were among the 42 active volunteer responders who's efforts made our fire department so successful:

Ron Smith with an incredible 222 responses (This is the most responses ever made in one year by a volunteer responder in the history of our fire department);

Monica McClendon, 137 responses;

Rod McClendon, 78 responses;

Pat Malone, 46 responses;

Will Hardesty, 48 responses;

Stu Linde, 39 responses;

Allen Sizemore, 29 responses;

Bill Owen, 24 responses;

Samantha Cook, 23 responses;

Michelle Weiser, 15 responses;

Paul Rivera 15 responses;

George Burgman 13 responses;

Jason Truskowski 13 responses; and,

Debby and Tom Bies, Erin Burgman , Julian & Manuela Luoma, Jon Miles, each with less than 10 calls.

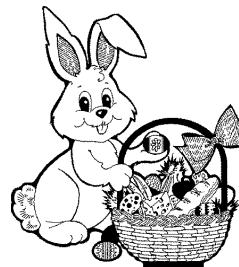
We have opportunities for those interested in volunteering to serve this community. This is your fire department. You will have as good a service as our volunteers can provide.



All ideas and suggestions are warmly received. We have a good, free dinner every first Tuesday of the month. You are all invited to come. Bring your kids for a close up look at our fire trucks.

Bill Owen
Commissioner
Bald Hill Fire Department

Mark Your Calendars



Easter Egg Hunt
April 23rd at 1pm



Fishing Derby
April 30th, 7am-2pm.

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
Vilma Hintze