



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

# Clearwood Community NEWSLETTER Spring 2012

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### Officers & Directors

- Bob Owen** ('14) .....President  
*Member Relations, Violations*
- John Moore** ('13) .....Vice President  
*Compliance, Emergency Services, Roads, Patrol*
- Patty Kiehne** ('13).....Secretary  
*Compliance, Violations*
- Dayrl Harrington** ('12) .....Treasurer  
*Finance*
- Brian Gerrish** ('14) .....Director  
*ACC, Pool*
- Deborah Baker** ('13) .....Director  
*Water, Community Property*
- Jim Landon** ('12) .....Director

### 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** ..... Water/  
Maintenance Mgr

### Monthly Meeting Schedules

Committee	Date	Time
Board	3rd Sat	9:00 AM
Arch Control (ACC)	1st Thur	7:00 PM
Community Property	2nd Sat	9:30 AM
Compliance	As Needed	
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
Technology	Wed, Twice a Month	
Water	2nd Mon	1:00 PM
Violations	Every Thur	10:00 AM

### Editorial Board Staff

- Patti Frost      Sue Honstain**  
  
**Bob Owen**

### Clearwood Emergencies

Call 894-6044  
This number is monitored after hours by  
Emergency Services volunteers.

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

## PRESIDENT'S MESSAGE

### BOARD OF DIRECTORS ACCOMPLISHMENTS SINCE AUGUST 2011

I am particularly pleased about everything your new Board of Directors has accomplished since August. Following are some of our most important accomplishments:

- Collections of assessments are the best they've been in three years. The Treasurer and office staff have been hard at work collecting older debts due to our Association. These two things may not seem like much but as a member of the Association this is your money and we're concerned about collecting these funds to support our community.
- Since Clearwood owns our water system our greatest responsibility is to provide the membership clean water for consumption. In August 2011 we discovered that the new paint in Tank #1 had not been properly cleaned prior to being put back on-line which caused the water to become contaminated. The maintenance manager worked with the painting company and the State of Washington until your new Board Directors were 100% satisfied that the problem has been resolved.
- Clearwood had three managers for nine full time employees so we made the decision to consolidate the water and maintenance manager positions. This reorganization has saved us money and provided us with a more efficient maintenance operation.

#### **Some Business items we accomplished:**

- In 2010 a new pool deck was installed which cost over 32,000.00 and did not include a warranty. This deck failed miserably so a new deck was installed at the additional cost of over \$28,000.00 which includes a warranty from the new company. This new pool deck is doing well after going through our difficult winter snow, ice, and wind storms.
- The electrical system in the office and the conference room was a fire hazard so your new Board Directors had this system upgraded with updated wiring and additional outlets.
- In addition the computers in the office were upgraded and now interface with each other.
- In order to streamline some of the committees the Lakes and Forestry committees were added to an expanded Community Property Committee.
- Having two past presidents on the Board of Directors we lessened the burden by not assigning any exofficios or advisors to the current lineup.

#### **Additional Cost Saving items:**

- The Quarterly Newsletter is now printed off sight which saves money, wear and tear on the office copier plus saves many office man-hours.
- The Secretary to the Board of Directors is no longer a paid position...she volunteers her time and considerable effort.
- We returned to our previous HOA attorney who is very willing to release statements to the Clearwood Community members unlike the attorney used by the previous Board of Directors.
- Due to research from the Board Directors you elected over the past two years \$6,000.00 was saved by determining that weeds were not the problem causing the creek to rise. The creek is being dammed by a property owner down stream. We are working with Thurston County to obtain a resolution to this problem.
- A metal recycling program has begun with the recycling of our old water meters resulting in a check for almost \$500.00. This will be an ongoing program as the meters are replaced on a schedule determined by the maintenance manager.

#### **Member issues:**

- In 2009 a property owner put the Clearwood Community Association on notice regarding some danger trees. Your newly elected directors recently settled this issue.
- In 2009 a difficult ACC and assessment issue was brought to the Board of Directors. This matter was recently settled by your newly elected directors.
- A sexual molestation exclusion was recently added to our insurance policy. Volunteers will have background checks and will wear badges at community events.

- Your newly elected board has been able to set aside \$2,000.00 to clean up vacant properties.
- The Neighborhood Watch Program is now active in some divisions. This is a great program and should be effective due to our recent burglaries and vandalism.
- This program is not run, but is supported, by the Clearwood Board of Directors.
- The electronic communication system has grown from 80 in August to 210 participants.

#### **Security issues:**

- There is now offsite back-up and storage of all office records.
- The office security code was changed for the first time in twenty years.
- The office doors were rekeyed and the release of keys was limited to the seven board directors and the employees.
- Two former Board Directors had access to the Clearwood safety deposit box in Yelm and one of these men no longer lives in Clearwood. The access is now current with two new signatories.
- Safety remains a concern. After the August election a large number of Patrol Committee members left the committee. This action confirmed our suspicion that reliance on volunteers is precarious and often unreliable. Contracting with the Thurston County Sheriff to have deputies come into Clearwood was some of the best money we have spent. Thanks to all of you who voted for this assessment. We have found a little extra money to supplement these funds and will increase the patrols from three to four hours in duration and will add four visits to increase morning and afternoon traffic control in 2012.

#### **Projects in the Works:**

- The Association relied on the personal emails of Board Directors and employees when it came to computer communication. The problem was that when a new director or employee came on board a great deal of information and contacts were lost or not transferred. The Technology Committee is setting up a corporate email system and now the email address will stay with the position held and not the actual person.
- The Technology Committee is also researching enhanced security cameras for the office.
- Notice boards are being considered to be placed in the vicinity of the mailboxes.
- The Dog Park location has been established; now the particulars are being researched.
- Work on the By-laws and Rules and Regulations has begun. Our board secretary is working to catalog all documents and to convert them to an electronic format. A designated community volunteer will take the work of the secretary, validate the findings of the secretary and then digitize the resolutions. This must be done before either the Yellow or the Red Books can be rewritten. Research of state law must be done to find out what legal requirements are missing. We know of some and they are addressed in the resolutions the Board of Directors will be presenting to the members for their consideration.
- The particular records of the Association which are the responsibility of the Secretary of the Association are in extreme disorder. Trying to find some documents relies on the memories of others. Within the next couple of years we should have a file plan in place to aide future boards. This will be a massive effort as there are over forty years of records to go through.
- We now recognize that neighbors writing violations on neighbors is not working. A special committee, the Compliance Committee, has been set up to see if this will help. Their job will be to write those violations which deal with property standards only. Noise complaints and barking dogs are still your responsibility. Some of the rules we work with are fuzzy so again we will be coming to the membership with resolutions for you to consider which will clarify the rules we must enforce.

#### **THANK YOU:**

- I would like to thank the Maintenance Staff for their dedication to making our roads passable during the January snow, ice, and wind storms. They went above and beyond to give all of us the ability to leave our homes plus they continue to make Clearwood a safe place to travel in addition to making our community property areas enjoyable for us and our guests.
- I would also like to thank the office staff for working hard to collect past due accounts, assist our CCA members in all aspects of life in an HOA and for being pleasant, kind, courteous and cooperative to all who phone and enter the office.

Bob Owen, CCA President

## EDITORIAL VIEWS

### A Note from the Editor

I frequently hear from people asking why a certain violation is “allowed to continue” and my usual response is “Have you turned in a Violation Report?” The answer more often than not is that no report has been turned in, as they don’t want to “get involved” or have a neighbor mad at them. I can certainly understand this, as it could be awkward to have your neighbor know that it was you that turned in their violation. This is why having a Compliance Committee makes so much sense. Residents do complain that certain rules are not being enforced, but if the Violation Committee is not made aware of it, they cannot do anything to correct it. The new Compliance Committee will take the onus off the individual. Of course, there will be some violations that people will still have to write themselves, such as a dog barking late at night or perhaps a loud party going on past midnight on a Tuesday. These are things that must be written by the person who witnesses the violation. I have also heard that this is a “police state” tactic, but more people have complained to me (and others) about non-enforcement or perceived selective enforcement of the rules. If our rules are enforced equally and effectively, Clearwood will be the better for it.

**Newsletter comments, suggestion, or complaints?** Any of these can be sent to me at [ccnewsletter@aol.com](mailto:ccnewsletter@aol.com).

Patti Frost, Editor

## INFORMATIONAL MEETING

### REICHEL BEACH

**SATURDAY, MAY 19, 2012 at 10:00 A.M.**

The Informational Meeting provides Resolution sponsors a final chance to amend or withdraw their resolutions prior to final submittal. It also provides Clearwood Community Association members a final opportunity to comment on ballot issues.

The candidates for the two open positions for Directors on the board will also be present.

In the interest of time, the period to hear all comments for each resolution will be limited to five minutes. The Board candidates will each have five minutes to speak.

An Open Microphone period will be provided for any member to address the Board Directors, resolution sponsors and Board candidates. Comments during this period will be limited to three minutes each. The Open Microphone period will continue as long as required.

There will be folks present to discuss the Water/Roads Plan.

You may:

- √ Sign up for swimming lessons
- √ Pick up your Pool Bracelets
- √ Replace your Pool Bracelets for \$2.00 each
- √ Purchase Pool Dogs to raise money for the Fun Day on the first weekend of September
- √ Sign up to volunteer for committees of your choice
- √ Sign up to help write a PRO or a CON for each ballot issue

**You SHOULD bring a Lawn Chair**

## POOL COMMITTEE



Pool opens Memorial Day weekend (May 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup>) weekends and holidays only until Saturday June 23<sup>rd</sup>, then we are open full time, 6 days a week, closed on Tuesday's.

Interested in Swim lessons? Come sign up at the pool during regular pool hours

Are you new to the neighborhood and you don't know where or how to get your pool usage bracelets? First, make sure you are registered at the office. Then, pick up your free bracelet at the informational meeting on May 19th at Reichel Beach from 10-2. Look for the table that says pool wristbands. Or you can pick them up at the pool from Memorial Day weekend to Labor Day weekend during regular pool hours.

I had a great idea last year that didn't work out so well. I thought that each of us supervisors could skip our break during lap and exercise time and volunteer to teach water aerobics. (Supervisors are at the pool from 8 am- 9pm or later) In the beginning it worked out well, until one of our supervisors had a family emergency and was not able to work for the remainder of the swim season. That put the extra hours on the other two supervisors. Chenoa and I decided that we needed that break!!! A lot people enjoy the water aerobics. Although we do have water weights and patrons can work out on their own during lap and exercise time, I hope to have a structured class that is taught next year. If you are interested in volunteering to teach water aerobics please leave your contact information at the office.

Thank you to all who took the time to put something into the suggestion box. We had a lot of compliments and two concerns. I would like to address the concerns.

One was the temperature of the hot tub. Some felt that we did not keep it at a therapeutic temperature of at least 102. We actually keep the heater to the hot tub set at 104. This is the highest temperature we are allowed to go, per Thurston county health department. Sometimes the hot tub water may not be at 104 due to kids splashing pool water into the hot tub, patrons getting out of the cold pool and immediately into the hot tub and kids leaning their bodies over the hot tub causing waves of cold water into the hot tub. Also, when we fill the hot tub it is with cold water that then goes into the heaters, then back to the hot tub. When a lot of people use the hot tub at one time and get out, it lowers the water, it is then filled with COLD water (pool water), which, like I said above, then goes into the heaters and back to the hot tub. That is another reason for the hot tub not always being at 104. Nonetheless, the supervisors are working on this issue. We are telling the lifeguards to watch for kids splashing towards the hot tub, asking patrons to use the steps to get in and out of the hot tub instead of climbing over the wall bringing all the cold water with them, making sure there are only 12 patrons in the hot tub at one time, and telling kids not to lean over the hot tub. Next year, we will continue to enforce these rules and watch for other reasons the temperature may be lower and address it as needed.

Another concern was the "crazy hours". There is a reason for our "crazy hours". There are laws that I must abide by when working with teenagers. We must give them their breaks and lunches. Due to budget reasons we only have two lifeguards and one supervisor on duty, per day, therefore, we are not able to rotate them out. Somewhere in the day I need to have at least one hour of lap and exercise time, and two thirty minute sessions for swim lessons. Also, some patrons did not like the new (two years old) weekend and holiday schedule of longer open swim hours. This summer I will have a voting box at the pool so patrons can vote on the hours they want.

*Pool Committee continued on page 6 . . .*

. . .Pool Committee continued from page 5

I will continue to have the suggestion box out next year. I would love to hear any ideas you all have to make this pool even better than what it already is.

The pool committee voted to have the Kid's Fun Day (formally known as pool Olympics!) held on Saturday instead of Sunday. This year kid's fun day will be held on Saturday, Sept. 1<sup>st</sup> starting at noon. We will have a donation jar out at the sign in table for Kid's Fun Day donations. All donations will be used to buy ice cream, prizes and coins for the money dive.

For pool rules, pool hours, and additional information (lifeguard drills, max capacity information, feces response etc.), please visit [clearwood-yelm.com](http://clearwood-yelm.com), click on amenities on the left hand side, then click on pool. For pool rules: click on pool rules. \* NOTE: Pool opening dates have not been updated; please see above for this year's opening dates.

Connie Dotson  
Pool Committee Chair

## RESERVE STUDY...HOW DOES THIS AFFECT YOU?!?!?

New state guidelines went into effect on January 1, 2012 (RCW 64.38.070).

This rewritten RCW is going to affect all of us as Clearwood will now be required to report to lending agencies on our funding relating to infrastructure and amenities (the financial health of our community). A reserve study is required every year but as of January 1, 2012 must be done professionally every three years. We are currently having a Reserve Study prepared by Association Reserves, a leader in this field, on our thirty year plan which should be completed by mid-January 2012 for an annual cost of \$2,340.00 for our three year contract. This will affect each homeowner in Clearwood because if we are not adequately funded to maintain our community, banks and other lending agencies can refuse to approve loans on homes in Clearwood. The last professionally prepared Reserve Study done in 2005, also by Association Reserves, which did not include our water system, pointed out that we were severely underfunded. The 2012 Reserve Study will include the water system. Since we have not done anything to improve our reserves since 2005 we doubt the results will show any improvement in our funding. More information will be forthcoming in the next newsletter.

Bob Owen, President

## COMMUNITY PROPERTY

In January Clearwood was hit by a historic storm. Some people said that it was the worst storm since 1993. First there was snow, then ice and finally wind. The community was left with storm debris everywhere. The Maintenance crew did a magnificent job keeping the roads open, but getting rid of all the debris is going to take a long time. The Community Property organized some work parties to pile up debris at Longmire Beach, Madrona Beach, Reichel Beach, Windy Beach and around the swimming pool. Other residents on their own helped clean up other community property areas including opening up many of the hiking trails. I would like to thank everyone who spent their time cleaning up the community. You know who you are.

With so many people working so hard cleaning up storm debris, the community property committee has decided to postpone their Scotch Broom project. We still encourage residents to pick and dispose of Scotch Broom on their property, maybe while they finished cleaning up their own storm debris. It should come up easily in the current wet conditions. The best way to dispose of the Scotch Broom is to burn it, so the seeds do not spread. If you look at the online version of the winter newsletter, there are pictures of what Scotch Broom looks like. Go the community website [clearwood-yelm.com](http://clearwood-yelm.com). Click on communications center for old newsletters. The committee may have some work parties later to remove Scotch Broom on Community Property.

Ben Budde, Community Property Chair

## TREASURER'S REPORT

The Finance Committee has completed the Operational Budget for 2012-2013 and sent it to the Board for review and approval. There was no suggested increase, however it is tight. The Finance Committee will now focus on the Reserve Study. In 2011 the Washington state legislature passed a law that all Homeowners Associations of our size must have a continuous every year, a 30 year Reserve study, and at minimum will use a Certified Reserve Specialist every 3 years. This covers General and Water Reserves and not Operational Budget. You will see more information on this subject. Clearwood has hired a Reserve Specialist for calendar years 2012, 2013 and 2014 at \$2,340 per year.



Some of the projects completed in year 2011, paid from Reserve accounts:

Water Reservoir #1, retro-fit for seismic control (earthquake), paint interior and exterior. Water Reservoir #2, paint exterior.	\$216,955
Required Washington state 6-year water system plan.	\$ 41,646
Annual scheduled flow meters and setters replacement.	\$ 16,781
Pool deck resurfacing, solar blanket and columns at Pool Bldg. entrance.	\$ 32,958
Well #4 cabana rebuild, Madrona cabana permit and exit gate spikes (not completed).	\$ 29,377

Total spent in 2011 from General and Water Reserves, \$397,961.

One of the hardest projects last year was assessment collections (Accounts Receivables). We had to cancel gate cards, water service and file property liens, and that is of great concern. Per our By-Laws IV #2, the last payment for assessments is due by December 31<sup>st</sup> of each year.

Dayrl Harrington, Board Treasurer

## CLEARWOOD NEIGHBORHOOD WATCH – JOIN NOW!

Recently, Clearwood has been plagued with thefts from vehicle break-ins and various burglaries. Some months ago after a series of burglaries, a few residents set up the Clearwood Neighborhood Watch (CNW).



The CNW was been deliberately set up to be independent of Clearwood Committees and Board of Directors.

It is intended for **all** who wish to participate in improving the safety and security of Clearwood: residents, campers, owners, renters or guests but who cannot commit to Patrol support for personal, policy or health reasons.

While it is independent of the Clearwood Patrol and the Association, we ask our CNW participants to provide information to the Clearwood Patrol and file reports with the Thurston County Sheriff's Department when necessary. Also, we request that the office to be kept informed as well. The CNW includes some Patrol members.

The CNW communication is via emails, telephone calls and also a Facebook (FB) page. Our FB has entries included the daily Sheriff's report and updates from our participants so that neighbors and residents can be made aware of actual or developing situations and communicate updates in a timely manner where all can read them and add value to the observations. The only criteria is that a participant provides email address (if they have one), phone number, division and lot number which are all kept confidential.

If you are a user of Facebook, you can read daily updates; for example, the recent concern about a missing teenager was spread via our CNW FB page. A monthly summary is emailed to each participant to keep them apprised of what is going on in the CNW.

Once we have enough participants, the CNW will suggest that Block Captains be selected who can be responsible for contacting their local neighbors (including those without computer access).

The CNW extends the range of the eyes and ears of the Patrol (who are the designated eyes and ears of the Thurston County Sheriff's Department (TCSD)). At the same time, the coordinators, Kat Haner and Brian Cawley work to map incidents of concern to provide as much information the TCSD.

To join CNW, please send your contact information to [cnw4you@gmail.com](mailto:cnw4you@gmail.com) and to our Team Lead Coordinator, Brian Cawley [oberon9@fairpoint.net](mailto:oberon9@fairpoint.net).

## SIGHTSEEING

Though last summer's weather wasn't much to write home about, I was fortunate to have friends and family visiting from all over the country including Idaho, Missouri and Ohio. While they all felt Clearwood was a vacation destination on its own, we did some exploring, too.

One of the attractions we all enjoyed was the Nisqually National Refuge. After a century of diking off tidal flow, the Brown Farm Dike was removed and The Refuge was established to protect the delta and its diversity of fish and wildlife habitats, especially migratory birds. The estuary was recently restored, reconnecting 762 acres with the tides of Puget Sound. The Nisqually Estuary Trail is 4 miles round trip from the visitor Center. A boardwalk was recently constructed over the Nisqually River Delta and a walk out to the view point presents quite a view; from this vista you can see the Tacoma Narrows Bridge. When you take this walk during high tide it seems as though you are walking out over the ocean. My landlocked visitors were fascinated by the tides; The Refuge website does include a tide chart and I recommend taking the walk during high tide if you can.

We came to realize that this trip just isn't complete without a stop on your way home at Norma's Burgers; it's close to the Refuge and was a big hit with my friends and family. Great burgers, cold beer and if you take the 4-mile hike you earned it!

The refuge is located 8 miles east of Olympia. The daily fee is \$3.00 per four adults. For more information, including history of Brown Farm, take a look at their website at: <http://www.fws.gov/nisqually>.

by Cathie Alonzo

Next time: "Mt. Rainier Scenic Railroad"

## KEEP IT DOWN!



Clearwood's roads serve multiple uses: Our children use them as playgrounds and ball fields. In the morning and again late afternoon they serve as paths home from school bus stops. They're the launching pads for exercise for almost everyone who goes outdoors, walkers, joggers and runners use them day and night.

And vehicles of all stripes have become quieter, less noisy. Sometimes they're hard to hear until they're nearly on top of you.

Our attractive park-like community's streets are mostly paved-over logging roads and were designed without sidewalks. To keep everyone safe a 20-MPH maximum speed is posted. Please be obsessive about observing the posted speed limit, everyone's health and peace of mind depend on all drivers operating their equipment in a caring and considerate manner. And the deputy sheriff who patrols really enforces posted limits.

Will Capps, Roads Committee

## TIPS FROM THE TECH DESK

Ever want to combine two documents into one? Or, perhaps you have received an email and want to share part of it with someone. Do you know how to do that without having to re-type all or part of it? Just use "cut and paste", it's really easy and fast.

Just place your cursor in front of the text you want to move, hold down the **shift key** and use either your **right arrow key** (to "paint" the text to the right letter-by-letter) or your **down arrow key** (to "paint" the text line-by-line). The painted text will be highlighted in blue. When you have painted all of the text you want to move, release the **shift key**, place your cursor anywhere within the painted text, and do a **right mouse click**. A menu will appear, and then you can select "cut" or "copy". **Cut** will remove the painted text; **copy** will allow you to copy it without changing your original document.

Next, place your cursor where you want the text to appear. Do another **right mouse click** and, from the menu that appears, select **paste**. Your text will appear right where you want!



## MEMBERS & THEIR RENTERS IN CLEARWOOD

A Clearwood Member asked why the community allows renters to violate the CC&Rs, and why the community sends any warning letters, or fines to the owners rather than the offending renter. Good question!

The CC&Rs make it clear in the Rules and Regulations (the red book) under Entry Procedures and Guest Regulations C/1, at the bottom of page 7 in the 2007 edition.

*"Members of the Clearwood Community Association are responsible to ensure that renters adhere to the Rules and Regulations set forth in this book. They are responsible for the action of renters and guests and liable for any fines levied in the event these regulations are violated. Ignorance of the rules is not a valid excuse."*

Some renters make excellent tenants, but many do not, and when Violation Reports are turned in against them letters are sent to both the Member and the renter. The fine goes to the Member who may or may not be able to recoup from the renter.

The responsibility lies with the owner. If you have rented out your home your tenants must comply with the rules. Copies of the Covenants, Bylaws, Rules and Regulations are readily available at the office.

Val Cawley

## FISHING DERBY COMING IN APRIL

Clearwood's annual fishing derby will be held on Saturday April 28 from 7 am to 2 pm at Horseshoe Lake. Come on down and enjoy the fun. We are dependent on donations for refreshments. If you are willing to provide muffins, cookies, coffee, hot chocolate or other breakfast treats, please call Marilyn Budde at 894-0705. If you are willing to help man the derby booth on the day of the derby, call Ben Budde at 894-0705.

Ben Budde, Community Property Chairman



## FREE TREES? YES, IT'S TRUE

By joining the Arbor Day Foundation (at [arbordayfoundation.org](http://arbordayfoundation.org)) for six months, at a cost of \$10.00, you will receive 5-10 free trees selected for our growing zone. You have your choice of:

- 10 Flowering trees (4 White Flowering Dogwoods, 3 American Redbuds, 3 Goldenraintrees)
- 10 Live Oaks
- 10 Redbuds
- 10 Eastern Redcedars
- 5 Crapemyrtles

The website will show you pictures of the trees and describe their growing habits. For instance, a Live Oak grows very fast when young, reaches 40 to 80 feet, with a spread of 80 feet. This is not a tree that you should plant next to your house, but could be a spectacular specimen tree in your yard. No room for 10 trees? That's okay, share them with your friends or donate them to the Clearwood Community Association.

We lost a lot of trees in the recent ice storm, and this would be a great way for you to replace them with something other than the Douglas Fir. Where you would be able to plant them, other than your own property, would be determined by Clearwood ACC and/or Community Property Committees. Also, as a member you are entitled to discounts when purchasing other trees from them. They have an extensive selection, and will advise you on native trees that grow well in our area.

## Hello Neighbor,

Spring is here! I was always told April showers bring May flowers. For our area is it more like torrential downpours leave us with a wicked case of cabin fever. Now would be the perfect time to do a Spring Safety Checkup to make sure we are ready to enjoy a beautiful year.

**Helmets:** Whether you are born to ride a Harley or a Huffy Disney Princess bike, helmets save lives! The fit of the helmet is critical: A well-fitted helmet sits just above the eyebrows and the fastening straps create a V-shape that surrounds the ears and then is fastened under the chin. It should also be snug enough that it does not rock back and forth on the head. Give it the 'shake test' by shaking your head back and forth and side to side; it should not move. If it does use the pads provided to ensure a proper fit or purchase the appropriate size. Remember to purchase a helmet that has the American Standards Testing Materials (ASTM) label. This indicates that the helmet has been tested and suits Consumer Product Safety Commission standards for safety. Safety on any street is paramount...ride in style and safely with your helmets!

**Skin:** Protect your skin from the sun. Just because the sun is not at its brightest does not mean we should forgo the sunscreen. Use a sunscreen that protects against UVA and UVB rays, and reapply after 30 minutes.

**Playgrounds and walking trails:** As your children want to escape their video games for a romp in one of our beautiful parks, do a safety check of all the play equipment; do not forget to check your own personal equipment too. If you notice there is damage to community property playgrounds please report it to the office; be sure to include which park and what equipment you noticed was damaged. Avoid trails that have hanging branches and debris. Everyone capable in Clearwood is working hard to get our trails and parks returned to safe conditions. If you see a trail that needs to be cleared, please report it to the office; you can even sign up for work parties to help in the removal of debris.

**Fire Safety:** With every seasonal change I check my smoke detectors, fire extinguishers and fire escape plan. Make sure the batteries are good in smoke detectors; go ahead you know you want to push the buttons. If you have a fire extinguisher, check the levels by the gauge indicators at the top; it should be in the green. If you do not have fire extinguishers please consider purchasing them at any local hardware store. I have two types; one that is foam and puts out grease fires (it stays in the kitchen) and one that is dry powder that will put out solids like paper, flammable liquids, flammable gases and electric. Last but not least, formulate a fire escape plan. How do you plan on getting your family, including the pets, out of the house if a fire starts? Everyone in your home should know and practice this plan. You should have a central meeting point outside, so everyone knows when they hear the smoke detectors sound off, to meet at that point. If you are unsure about what fire safety plan will work for you, ask a fireman that is off duty. Adults can even go to the Bald Hills Fire Department and sign up to volunteer.

**Roofs and Gutters:** Yes, we all dread crawling up and cleaning the roof and gutter system. However it is a necessary part of living in the PNW. If you are unable to get on your roof, contract local companies to do the work. Moss is a terrible fire hazard in the summer. Once it becomes dry it can ignite, even from just a BBQ. As smoke and flames rise it only takes a spark to set fire to dry moss. I apply a moss removal product in the fall and spring to ward off the green monster. Pine needles are also damaging to composite roofs. You can use a blower, pointed towards the ground from the top line of the roof, to remove the Pine needles. Our weather makes for wet soggy conditions, so your gutters are your home's best friend. Gutters should be free of debris and checked to make sure they are securely attached to the building structure. By maintaining your roof and gutters you save thousands of dollars in repair and help prevent destructive fires to our community.

**Windows and Doors:** Check to make sure your windows and doors lock and seal properly. This prevents cold wet conditions from seeping into your home. This is also an opportunity to make sure your locks are in working order to prevent crime from invading your home. Look for water damage around your windows and doors as that is an indication you need to address locking out water. You can purchase supplies, like weather stripping, to re-seal your doors and windows at local hardware stores.

*Neighbor letter continued on page 11...*

. . .Neighbor letter continued from page 10

As always keep your eyes and ears open. Make crime's job harder. If you see a crime in progress dial 911. Do not try to stop it or chase down suspects. If a crime has already happened and you feel the danger is removed, dial 360) 704-2740. After you have informed the Sheriff's Department, please let the CNW know, in an email, so we can help everyone prevent crime.

As of lately we have seen a rise in tailgaters. Please slow down at the gates. If you see someone tailgate into the community behind you, do not chase them down; get as much information (license plate, vehicle description, person(s) physical description as well as date and time) and email that to [cnw4you@gmail.com](mailto:cnw4you@gmail.com).

Clearwood is a beautiful community full of wonderful people. Heroes and Heroines come in all ages and sizes; they are helping our community daily on committees and work parties as well as preventing crime. You too can be a Hero or Heroine! Please be safe and have a wonderful Spring!

From your CNW coordinators,

Doug and Kat Haner

## OUR WATER AND ROADS PROJECT

Our wonderful, clear, delicious water is brought to our homes by old, outdated and deteriorating Asbestos/Concrete lines. The A/C line problem was discovered during the 2009 Roads Project. These lines, state-of-the-art when installed some 50-plus years ago, need to be replaced before we suffer a catastrophic failure of one or more of them. ANY failure of these lines could result in the State of Washington declaring our system unsatisfactory, the result of which would be a direct impact on your ability to refinance or sell your home.

Our roads are also suffering from "old age" and, perhaps, the way they were originally built by Weyerhaeuser back in the 1960's. The roads were built to accommodate campers, because that was all that was here at the time, and not "built to last" as roads should be for residential communities. The cracking of the roads is made worse by rain seeping into the many cracks, freezing, and breaking down the road surface. Since the replacement of the A/C lines would require our roads to be excavated to reach the lines, it would only be prudent to schedule replacement of the roads at the same time as the A/C lines.

It was determined in 2010 that a time-line was needed to bring all of the A/C lines up-to-date and resurface the roads. The Board of Directors, recognizing the state of the economy, wanted to accomplish this with the least impact on the membership. They proposed that the project be broken up into 3 year increments.

To protect our water, our most important asset, a special assessment will need to be in place. The proposed special assessment is \$180.00 per lot, PER YEAR, or \$15.00 per lot, PER MONTH. As always, our assessments may be paid in monthly installments, two payments, or paid in full.

No one wants to increase our assessments, but the only other option (not replacing the A/C lines or repairing our roads) is no longer viable. We have too much to lose if we do not go ahead with this project. We have enjoyed our wonderful water at a very low price for many years (ask your friends who live elsewhere what they pay) and we want to continue to do so. The \$15.00 per month will allow us to make a significant improvement to Clearwood, which can only improve property values for us all.

Patti Frost

## **FINANCE COMMITTEE AND CLEARWOOD RESERVE STUDY**

A Reserve Study ascertains how well a Reserve Fund meets anticipated expenditure.

Reserve Funds contain money set aside for repair and maintenance, as necessary, of community assets such as cabanas, the pool, maintenance vehicles and other amenities. Recent equipment funded by the General Reserve Fund includes the snow plough that greatly improved snow clearing this winter.

The community draft Reserve study will be completed by the time you read this. The current Study, prepared by Association Reserves, is in compliance with Washington State Law RCW 64.38 requiring all Washington HOA's to review their Reserve Study yearly making results available to all Members of the Home Owner's Association.

Once finalized, a summary of the study will be made available to Association Members including instructions on where to find the complete Reserve Study on Clearwood Website for those who want to look at the finer details. This format will be a protected spreadsheet available to those who understand Excel.

The Reserve Study will be in two parts: Part 1 addresses the Water System, Part 2 the General Reserve Study covering all CCA Buildings, Amenities, Equipment, etc.

It is expected that the General Reserve Study will compare more favorably than the Water Reserve Study though this may not include funding for road resurfacing and maintenance. There is a need for a separate Roads Reserve Fund since the funding from Impact Fees dried up when the housing boom ended in 2008. The 2004 repaving of Division 4 and the 2009 PSE project was made possible thanks to money derived from Impact fees.

Ideally funding for roads would take into account funding for water pipe replacement, but at the time of writing this article we do not have all the salient information and must wait for the finalized version of the Reserve Study to get a better idea of where we stand in 2012.

So look out for the summary and analysis in the next Clearwood Newsletter

Brian Cawley - Finance Committee Chair



**Clearwood's Annual Easter Party & Egg Hunt  
Totally Free, Family Fun Event  
Saturday April 7th, 2012  
Reichel Beach - 11am-2pm**

**Free Hot Dog Lunch at Noon for Everyone!!**

**We will have a Easter Photo Booth Display set-up with  
Mr. & Mrs. Easter Bunny so bring down your cameras.**

**Cake Walk, Arts/Crafts Table,  
Rubber Ducky Pool for the Toddlers**

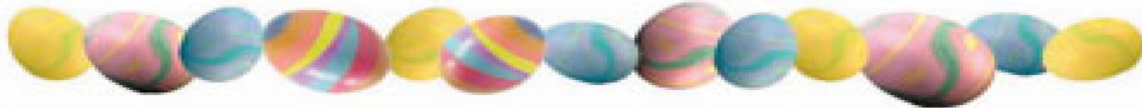
**Easter Egg Hunt will begin at 1pm**

**Age Groups for the Hunt:**

**1-3      4-6  
7-9      10-12**

**Followed by the Raw Egg Toss**

**LaDonna Hockaday  
Member Relations Committee Chairman**



**CLEARWOOD COMMUNITY POOL HOURS**

**Mon.- Wed.- Thurs.- Fri. (closed Tuesday)**

**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/maintenance  
6:30-7:00-lap and exercise swim/swim lessons  
7:00-7:45-open swim (last swim of the evening)**

**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)**



**Sign up for the Clearwood Community Association Electronic Communication. You can sign up in the office, on the CCA web-site [www.clearwood-yelm.com](http://www.clearwood-yelm.com) , or email Bob Owen directly at [robertowen42@aol.com](mailto:robertowen42@aol.com) . Receive the latest notices in a timely manner.**